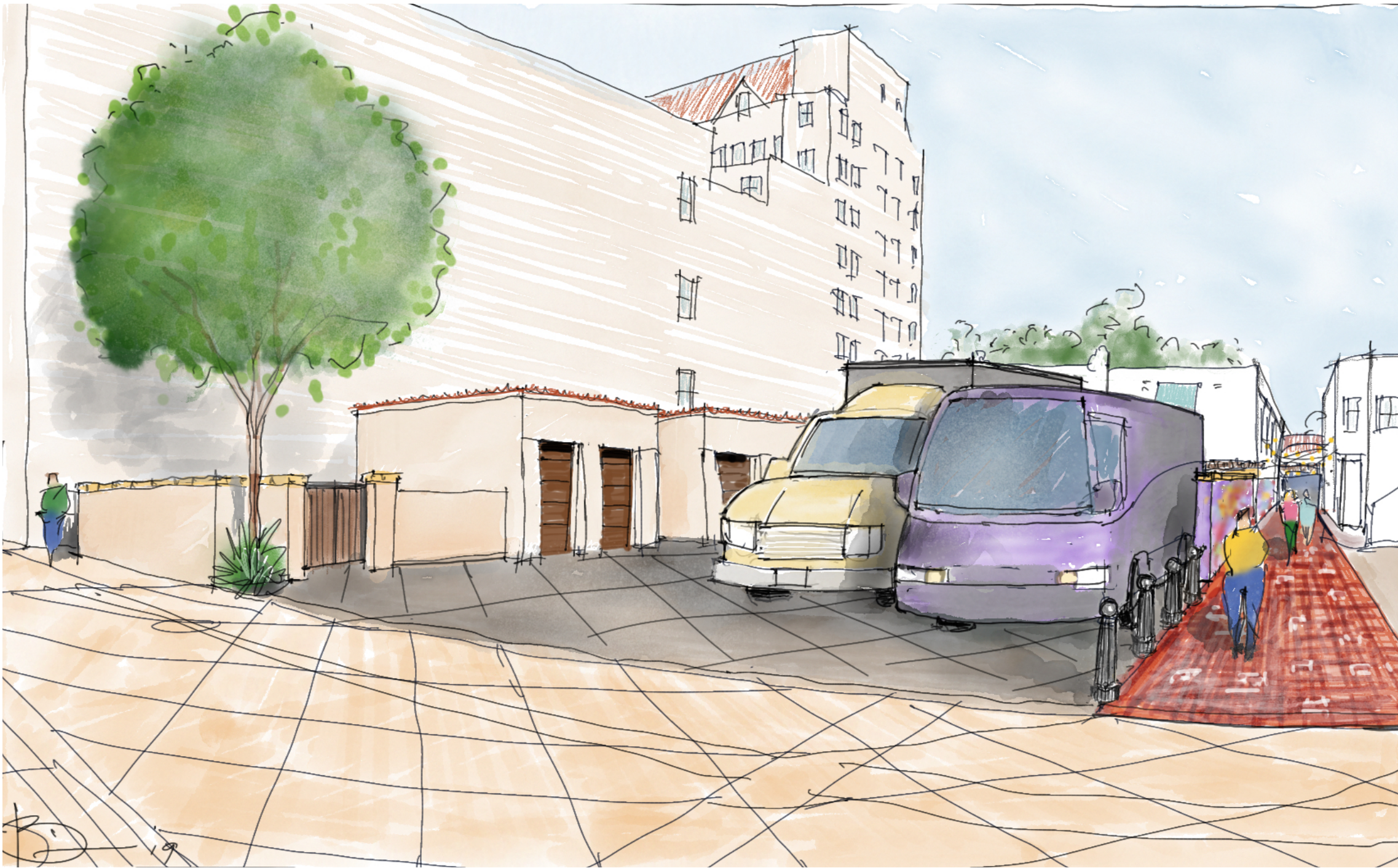


GRANADA PLAZA

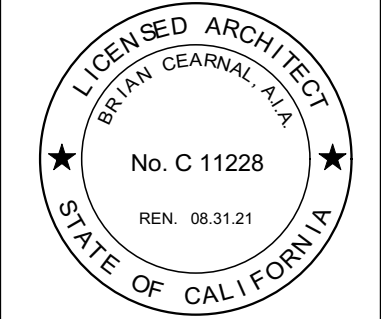


(RENDERED IMAGE ABOVE IS A SCHEMATIC REPRESENTATION OF THE PROJECT.
SEE ARCHITECTURAL AND CIVIL PLANS FOR ACCURATE DETAILS.)

| TABULATIONS | PROFESSIONALS | DRAWING INDEX | PROJECT DESCRIPTION | VICINITY MAP |
|---|--|--|---|--------------|
| <p>PROPERTY OWNERS:</p> <p>PROJECT ADDRESS/A.P.N.: (SEE TABLE A ON SHEET 2 OF THE TENTATIVE MAP)</p> <p>HIGH FIRE ZONE? NO</p> <p>FLOOD ZONE? NO</p> <p>SLOPE 0%</p> <p>LAND USE ZONE: C-G</p> <p>SETBACKS: FRONT: 0 FT REAR: 0 FT INTERIOR: 0 FT</p> <p>1214 STATE STREET LOT AREA: APN: 039-183-058 5,835 SF 0.13 ACRES</p> <p>PROPOSED NEW PRIVATE (2) TWO-CAR GARAGES: LOT 6" CAR GARAGE 1" 653 SF LOT 7" CAR GARAGE 2" 546 SF</p> <p>TOTAL SF BUILDING FOOTPRINT 1,199 SF NET FLOOR AREA 1,164 SF</p> <p>(*) SEE TENTATIVE LOT LINE ADJUSTMENT BELOW (**) WILL BE SERVING RESIDENTIAL UNITS ABOVE GRANADA TOWER (1214 STATE ST.)</p> | <p>ARCHITECT</p> <p>CEARNAL COLLECTIVE LLP 521 1/2 STATE STREET SANTA BARBARA, CA 93101 805.963.8077 FAX 805.963.0684</p> <p>CIVIL ENGINEER & SURVEYOR</p> <p>STANTEC 111 E. VICTORIA STREET SANTA BARBARA, CA 93101 805.963.9532 FAX 805.966.9801</p> <p>ELECTRICAL ENGINEER</p> <p>ALAN NOELLE ENGINEERING 1616 ANACAPA STREET SANTA BARBARA, CA 93101 805.563.5444 FAX: 805.456.5901</p> <p>LANDSCAPE ARCHITECT</p> <p>ARCADIA STUDIO 202 EAST COTA STREET SANTA BARBARA, CA 93101 805.962.9055 FAX: 805.962.5658</p> | <p>GENERAL</p> <p>G-000 GENERAL INFORMATION / COVER SHEET G-001 STORM WATER MANAGEMENT</p> <p>TENTATIVE MAP LOT LINE ADJUSTMENT</p> <p>TM1 TENTATIVE MAP LOT LINE ADJUSTMENT TM2 TENTATIVE MAP LOT LINE ADJUSTMENT</p> <p>CIVIL</p> <p>C-101 PRELIMINARY GRADING AND DRAINAGE PLAN C-102 PRELIMINARY SITE SECTIONS C-103 PRELIMINARY DETAILS</p> <p>ARCHITECTURAL</p> <p>A-100A MASTER SITE PLAN A-100B SITE PLAN A-100C CIRCULATION PLAN - TRASH ENCLOSURE ACCESS A-100D CIRCULATION PLAN - TRAFFIC ACCESS A-101 PASEO PLAN A-102 CAR GARAGES - FLOOR & ROOF PLAN A-201 ELEVATIONS & SECTIONS A-601 EXTERIOR DETAILS A-602 EXTERIOR DETAILS</p> <p>ELECTRICAL</p> <p>E-100 ELECTRICAL: SPECS, SYMBOLS, ONE LINE E-201 ELECTRICAL: POWER PLAN E-202 ELECTRICAL: LIGHTING PLAN E-203 ELECTRICAL: UTILITY PLAN E-204 ELECTRICAL: PHOTOMETRIC PLANS E-300 ELECTRICAL: INTERIOR LIGHTING TITLE 24 E-301 ELECTRICAL: EXTERIOR LIGHTING TITLE 24</p> <p>LANDSCAPE</p> <p>L-1.1 IRRIGATION PLAN L-1.2 IRRIGATION DETAILS L-2.1 PLANTING PLAN L-2.2 PLANTING DETAILS</p> | <p>THE PROPOSED PROJECT IS LOCATED AT AT THE EXISTING PARKING AREA NORTH OF THE GRANADA THEATRE. THE SURROUNDING LAND USES ARE ALL C-G ZONED.</p> <p>THE PROPOSED PROJECT INVOLVES THE DEMOLITION OF THE EXISTING PEDESTRIAN RAMP, REPAVING/REGRAVING OF THE EXISTING PARKING LOT, CONSTRUCTION OF TWO NEW GARAGES OF 546 & 653 NET SQ. FT., NEW TRASH AND RECYCLING ENCLOSURE, NEW PAVING AT PUBLIC PASEO ALONG NORTH SIDE OF GRANADA THEATRE INCLUDING NEW STAIR/RAMP & LIGHTING, AND NEW 7'-6" TO 8'-0" HIGH WALLS TO DEFINE BUSTRUCK PARKING SERVING THE THEATRE. ACCESS TO THE PARKING GARAGES, BUSTRUCK PARKING AND TRASH/RECYCLING ENCLOSURE IS OFF PASEO DE LAS GRANADAS (NO REVISIONS TO PASEO DE LAS GRANADAS). THE PASEO CONNECTING STATE STREET TO PASEO DE LAS GRANADAS WILL BE ENHANCED WITH NEW SITE WALL, LIGHTING AND NEW CONCRETE PAVING. LOT LINE ADJUSTMENTS ARE REQUIRED TO THE EXISTING PARCELS IN ORDER TO ACCOMMODATE THE PROPOSED CONFIGURATION.</p> <p>LOT LINE ADJUSTMENTS: THE PROJECT ALSO INCLUDES THE LOT LINE ADJUSTMENT BETWEEN NINE PARCELS (TOTAL OF .7418 ACRES) RESULTING IN SEVEN LOTS (SEE SHEETS TM1 AND TM2)</p> <p>STORM WATER MANAGEMENT (SEE SHEET G-001)</p> | |
| | | | <p>FIRE DEPARTMENT NOTES</p> <p>1. AN AUTOMATIC FIRE SPRINKLER SYSTEM SHALL BE INSTALLED IN THE TWO CAR-GARAGE BLDGS UNDER A SEPARATE PERMIT.</p> | |



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Proposed project for:
Granada Plaza
1214 State Street
Santa Barbara, CA 93101

JOB NUMBER: 15-001

CONTENTS:
COVER SHEET

DRAWN BY: RS

CHECKED BY:

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| DATE | TYPE |
|----------|--------------------|
| 8.21.18 | Planning Commision |
| 9.18.19 | HLC Submittal |
| 11.13.19 | HLC PDA |

ISSUE DATE: 10.30.2019

REVISIONS

| NO. | DATE | TYPE |
|-----|------|------|
| | | |
| | | |
| | | |
| | | |

G-000

SHEET OF

Parcel Summary

| | PARCEL 1 | PARCEL 2 | PARCEL 3 | PARCEL 4 | PARCEL 5 | PARCEL 6 | PARCEL 7 | TOTAL |
|--|----------|----------|----------|----------|----------|----------|----------|---------|
| PROPOSED NEW IMPERVIOUS AREA (SF) | 0 | 0 | 0 | 0 | 880.58 | 348.96 | 463.67 | 1693.21 |
| PROPOSED REPLACED IMPERVIOUS AREA (SF) | 124.33 | 236.61 | 0 | 0 | 3651.59 | 348.94 | 131.45 | 4492.92 |
| REMOVED IMPERVIOUS AREA (SF) | 0 | 0 | 1360.36 | 0 | 140.76 | 0 | 0 | 1501.12 |



- Before Design Review Final Approval, include description of proposed storm water treatment BMPs in the scope of work or project description section of the Architectural plan cover sheet.
- Before Design Review Final Approval, include the locations of all proposed storm water BMPs on the Architectural site plan and provide a reference to the details on the Civil sheets.

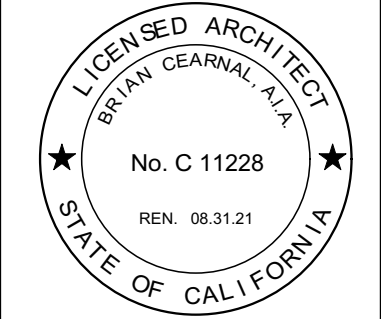
1.0 SUMMARY AND CONCLUSIONS

THE FOLLOWING SUMMARIZES HOW THE OVERALL CONCEPT OF THE SITE DRAINAGE AND THE IMPLEMENTATION OF THE PROPOSED BIORETENTION FILTER ADDRESS THE LOCAL AND REGIONAL REQUIREMENTS STATED IN THE BEGINNING OF THIS REPORT:

- BY DIRECTING FLOWS TO THE BIORETENTION FILTER, THE PEAK RUNOFF DISCHARGE RATE REQUIREMENT HAS BEEN ADDRESSED.
- WHERE DRAINAGE CANNOT BE CONVEYED TO THE BIORETENTION FILTER, PERVIOUS PAVING SURFACES HAVE BEEN UTILIZED.
- TO SATISFY THE VOLUME REDUCTION REQUIREMENT, VOLUME DIFFERENCES BETWEEN THE PRE- AND POST-CONDITIONS FOR THE 25-YEAR 24-HOUR STORM EVENT AND THE POST-CONDITION ONE-INCH 24-HOUR STORM EVENT WERE ANALYZED TO DETERMINE THE LARGER OF THE TWO VOLUMES. CALCULATIONS SHOW THAT THE 25-YEAR STORM EVENT GENERATES AN INCREASED VOLUME OF 174 CUBIC FEET, WHILE THE ONE-INCH STORM PRODUCES 697 CUBIC FEET. THE WATER QUALITY TREATMENT REQUIREMENT WAS ESTABLISHED BY CALCULATING THE TOTAL POST-CONDITION VOLUME GENERATED FROM THE ENTIRE PROJECT SITE FOR THE ONE-INCH, 24-HOUR STORM EVENT, WHICH IS 697 CUBIC FEET.
- THE BIORETENTION FILTER WAS SIZED USING A DESIGN VOLUME, VDESIGN OF 697 CUBIC FEET, WHICH IS THE MAXIMUM FOR BOTH THE VOLUME REDUCTION AND WATER QUALITY TREATMENT REQUIREMENTS, THEREFORE ADDRESSING THE STORM WATER RUNOFF REQUIREMENTS SIMULTANEOUSLY (REFER TO BMP MANUAL SECTION 6.2.4 - MEETING STORM WATER RUNOFF REQUIREMENTS SIMULTANEOUSLY).
- THIS DRAINAGE ANALYSIS DEMONSTRATES THAT ALL REQUIREMENTS FOR THE PEAK RUNOFF DISCHARGE RATE, VOLUME REDUCTION, AND WATER QUALITY TREATMENT SPECIFIED IN THE CITY OF SANTA BARBARA STORM WATER BMP GUIDANCE MANUAL HAVE BEEN SATISFIED THROUGH THE IMPLEMENTATION OF THE PROPOSED BIORETENTION FILTER.



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1214 State Street
Santa Barbara, CA 93101

JOB NUMBER: 15-001

CONTENTS:
STORM WATER
MANAGEMENT

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| | | |

G-001

SHEET OF

**OWNERS/ADJUSTED LOT AREAS RESULTING
PARCELIZATION:**

RESULTING PARCELS

- ORIGINAL LOT 1/PARCEL ONE AND TWO OF T.R. (APN 039-183-060 & 061/1220 STATE ST.): STEVEN F. BARNES, TRUSTEE & JOHN H. PARKE, TRUSTEE. ORIGINAL AREA = 5,848 SQ.FT. ADJUSTED LOT 1: STEVEN F. BARNES, TRUSTEE & JOHN H. PARKE, TRUSTEE. ADJUSTED AREA = 4,313 SQ.FT.**
- ORIGINAL LOT 2/PARCEL FIVE OF T.R. (APN 039-183-058 & 059/1222 STATE ST.): ERIC S. MEYER & CYNTHIA C. MEYER. ORIGINAL AREA = 8,651 SQ.FT. ADJUSTED LOT 2: ERIC S. MEYER & CYNTHIA C. MEYER. ADJUSTED AREA = 6,379 SQ.FT.**
- ORIGINAL LOT 3/PARCEL EIGHT OF T.R. (APN 039-183-025): NASSAU LAND COMPANY, L.P. ORIGINAL AREA = 2,400 SQ.FT. ADJUSTED LOT 3: NASSAU LAND COMPANY, L.P. (TO BE DEDICATED TO THE CITY OF SANTA BARBARA). ADJUSTED AREA = 2,700 SQ.FT.**
- ORIGINAL LOT 4/PARCEL ELEVEN OF T.R. (APN 039-183-055 & 056/20 E. VICTORIA ST.): ELIZABETH BILICH & MARY LEWIS, TRUSTEE. ORIGINAL AREA = 14,964 SQ.FT. ADJUSTED LOT 4: ELIZABETH BILICH & MARY LEWIS, TRUSTEE. ADJUSTED AREA = 13,022 SQ.FT.**
- ORIGINAL LOT 5/PARCEL SEVEN OF T.R. (APN 039-183-003): NASSAU LAND COMPANY, L.P. ORIGINAL AREA = 449 SQ.FT. ADJUSTED LOT 5: SANTA BARBARA CENTER FOR THE PERFORMING ARTS, INC. (GRANADA THEATER). ADJUSTED AREA = 4,603 SQ.FT.**
- ORIGINAL LOT 6/PARCEL THIRTEEN OF T.R. (APN 039-183-020): NASSAU LAND COMPANY, L.P. ORIGINAL AREA = 0 SQ.FT. ADJUSTED LOT 6: FUTURE GARAGE OWNERS. ADJUSTED AREA = 699 SQ.FT.**
- ORIGINAL LOT 7/PARCEL THIRTEEN OF T.R. (APN 039-183-020): NASSAU LAND COMPANY, L.P. ORIGINAL AREA = 0 SQ.FT. ADJUSTED LOT 7: FUTURE GARAGE OWNERS. ADJUSTED AREA = 596 SQ.FT.**
- ORIGINAL LOT 4/PORION PARCEL ELEVEN OF T.R. (APN 039-180-055): ELIZABETH BILICH & MARY LEWIS, TRUSTEE. ORIGINAL AREA = 300 SQ.FT. ADJUSTED PORTION LOT 3: SANTA BARBARA CENTER FOR PERFORMING ARTS, INC. (GRANADA THEATER). ADJUSTED PORTION ADDED AREA = 300 SQ.FT.**

MAPPING INFORMATION:

- PROPOSAL:** A LOT LINE ADJUSTMENT BETWEEN APN's: 039-183-003, 020, 025, 055, 056, 058, 059, 060 & 061 IN THE CITY OF SANTA BARBARA.
- SEE PARCEL AREA BREAKDOWN UNDER OWNER'S LIST
- SITE, DRAINAGE AND UTILITY PLANS PREPARED BY OTHERS AND ATTACHED TO THIS APPLICATION. SEE CIVIL SHEET FOR PROPOSED DRIVEWAY SLOPE AND UNDERGROUND UTILITIES LOCATIONS.
- ZONING:** CURRENT SITE ZONE -- C-G
- GENERAL PLAN DESIGNATION:** -- COMMERCIAL. NO CHANGE IN LAND USE PROPOSED AT THIS TIME.
- APPLICANT/AGENT:** CRAIG MINUS
THE TOWBES GROUP, INC.
21 EAST VICTORIA STREET SUITE 200
SANTA BARBARA, CA 93101
P: 805.962-2121 F: 805.568-1412
- OWNERS:** SEE OWNER'S LIST ON SHEET 2 OF 2, TABLE A
- SURVEYOR:** STANTEC/ATTN: PAT VOCHUM
111 EAST VICTORIA STREET
SANTA BARBARA, CA 93101-2018
P: 805-308-9184 F: 805-966-9801
- CIVIL ENGINEER:** STANTEC/ ATTN: BUDDY HAIN, P.E.
2646 SANTA MARIA WAY
SANTA MARIA, CALIFORNIA
93455
P: 805-925-2345
- UTILITY DATA:** WATER & SEWER- CITY OF SANTA BARBARA
POWER - SOUTHERN CALIFORNIA EDISON
GAS - SOUTHERN CALIFORNIA GAS COMPANY
CABLE - COX CABLE OF SANTA BARBARA
PHONE - VERIZON TELEPHONE COMPANY
- BASE MAP:** THE BASE MAPPING LAYOUT WAS PREPARED BY WATERS LAND SURVEYING, INC AND RELEASED FOR USE TO STANTEC.

MAP LEGEND:

BASIS OF BEARINGS: CITY MONUMENT LINE ON STATE STREET BETWEEN VICTORIA & ANAPAMU STREETS. N48°29'49"W 513.49' M. (N48°29'49"W 513.50' R1)

BENCH MARK: CITY BENCHMARK STA1300. A CHISELED SQUARE IN THE TOP OF CURB, SOUTHERLY RETURN, WESTERLY CORNER OF STATE STREET & VICTORIA STREET. ELEVATION = 90.62' NAVD88 DATUM

R1 = PARCEL MAP No. 20,660 FILED IN BOOK 56, PAGES 50 THROUGH 53, INCLUSIVE, OF PARCEL MAPS, FILED IN THE OFFICE OF THE SANTA BARBARA COUNTY RECORDER, STATE OF CALIFORNIA

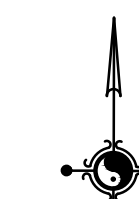
AC = ASPHALT CONCRETE
BLDG = BUILDING
CONC = CONCRETE
DI = DROP INLET (CATCH BASIN)
R.O.W. = RIGHT OF WAY
SCE = SOUTHERN CALIFORNIA EDISON
WV = WATER VALVE

○ INDICATES NO MONUMENT FOUND UNLESS OTHERWISE NOTED

- PARCEL BOUNDARY
- LOT LINE TO BE ADJUSTED
- ADJOINING PARCEL BOUNDARY
- RIGHT OF WAY
- CITY MONUMENT LINE

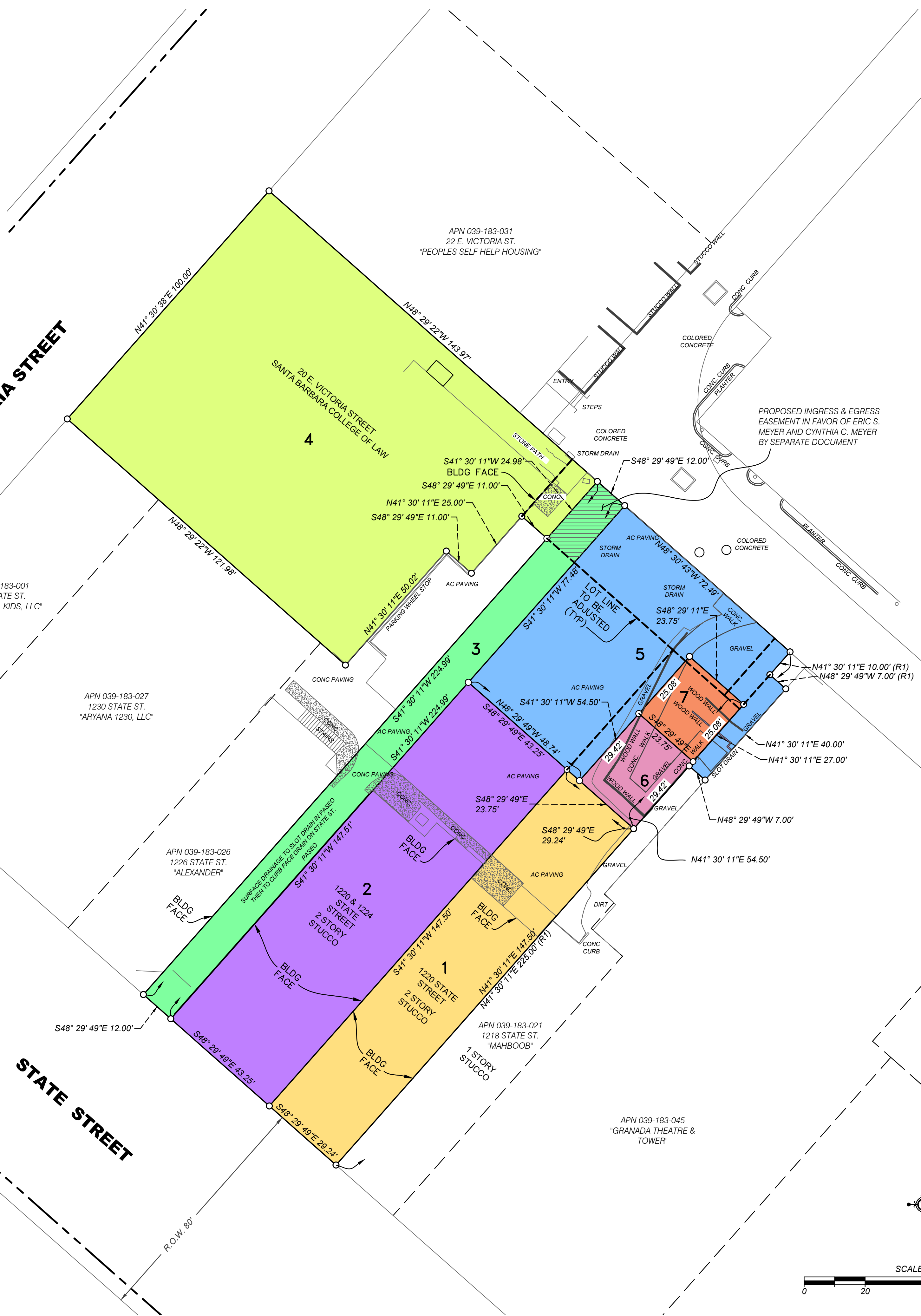
**PASEO DE LAS
GRANADAS**

E. ANAPAMU STREET



SCALE: 1" = 20'

0 20 40 60 80



**TENTATIVE MAP
LOT LINE ADJUSTMENT**

PASEO DE LAS GRANADAS, BETWEEN APN's: 039-183-003, 020, 025, 055, 056, 058, 059, 060 & 061
LOCATED IN THE CITY OF SANTA BARBARA, COUNTY OF SANTA BARBARA,
STATE OF CALIFORNIA

PREPARED FOR & REQUESTED BY: THE TOWBES GROUP, INC
"OWNER'S SET/DART"

JUNE 2018



111 East Victoria Street,
Phone: (805) 963-9532

Santa Barbara, CA 93101
Fax: (805) 966-9801

SHEET 1 OF 2

SEE SHEET 2 FOR ADDITIONAL INFORMATION

SURVEYOR'S STATEMENT

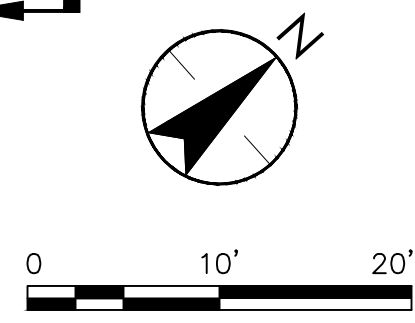
THIS TENTATIVE MAP WAS REVIEWED BY ME AND PREPARED UNDER MY
DIRECT SUPERVISION.

Kenneth J. Wilson

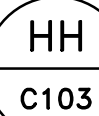
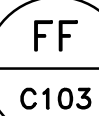
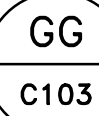
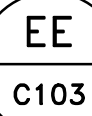
KENNETH J. WILSON, PLS 7911
111 EAST VICTORIA ST.
SANTA BARBARA, CA 93101
TEL: (805) 963-9532

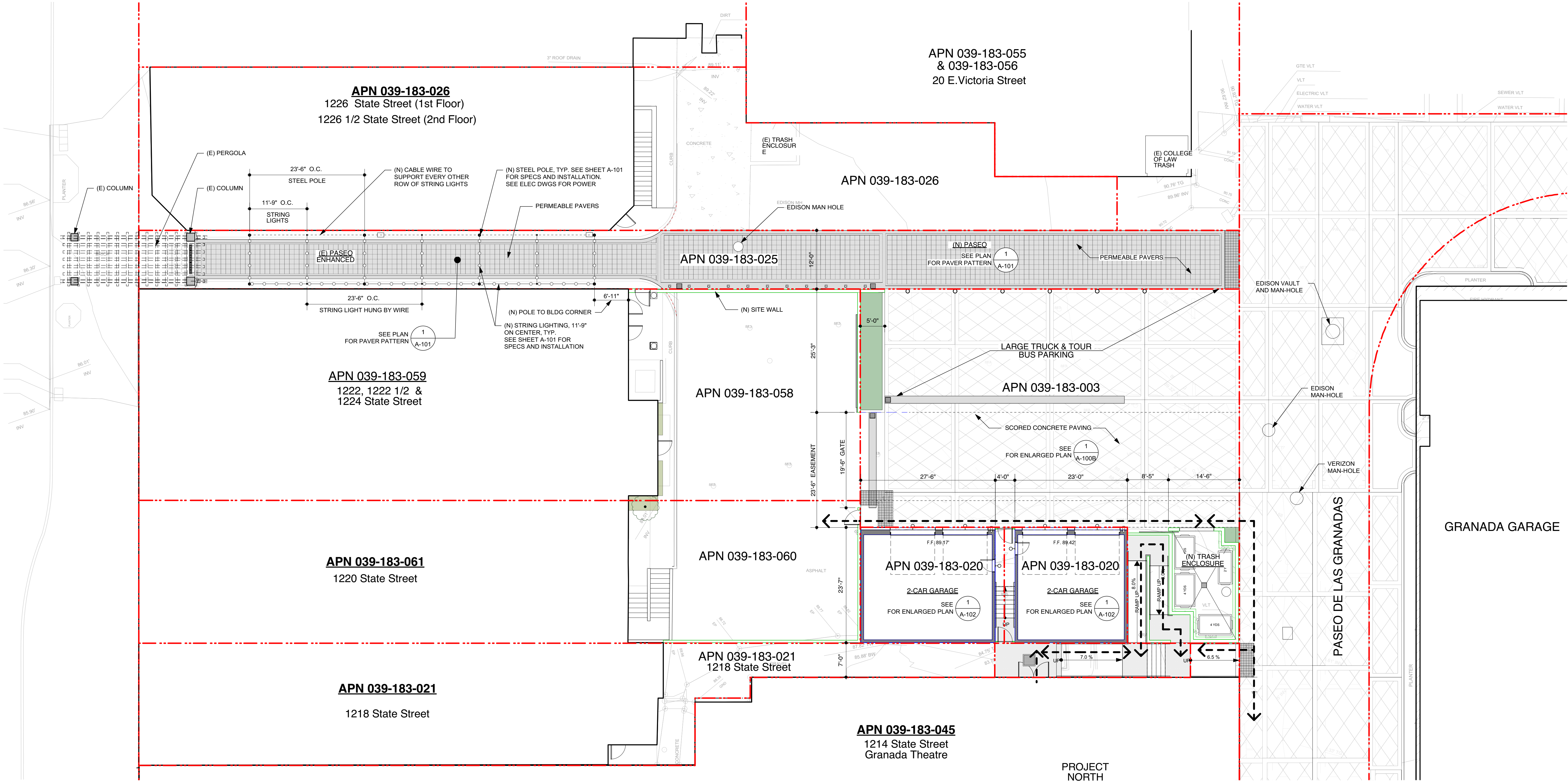
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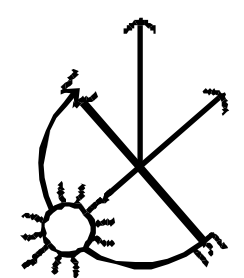


0 1 of 3



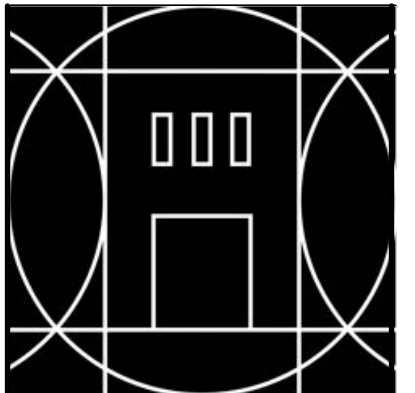


PROJECT NORTH

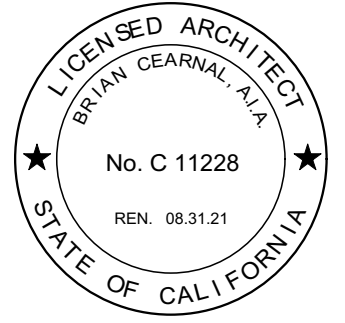


1 SITE PLAN
Scale: 1" = 10 ft

| SITE LEGEND | |
|-------------|---|
| | PROPERTY LINE |
| | ACCESSIBLE PATH OF TRAVEL, 5% MAX. SLOP |
| | BUILDING FOOTPRINT |
| | NEW PLANTER |
| | NEW WALL |
| | NEW PLASTER SITE WALL |
| | NEW LIGHT FIXTURE (PER ELEC DWGS) |
| | (N) PERMEABLE PAVERS (SEE 1/A-101) |
| | (N) CATCH BASIN (PER CIVIL DWGS) |



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CONTENTS:
MASTER SITE
PLAN

DRAWN BY: JH

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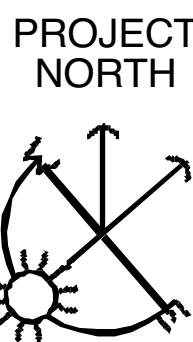
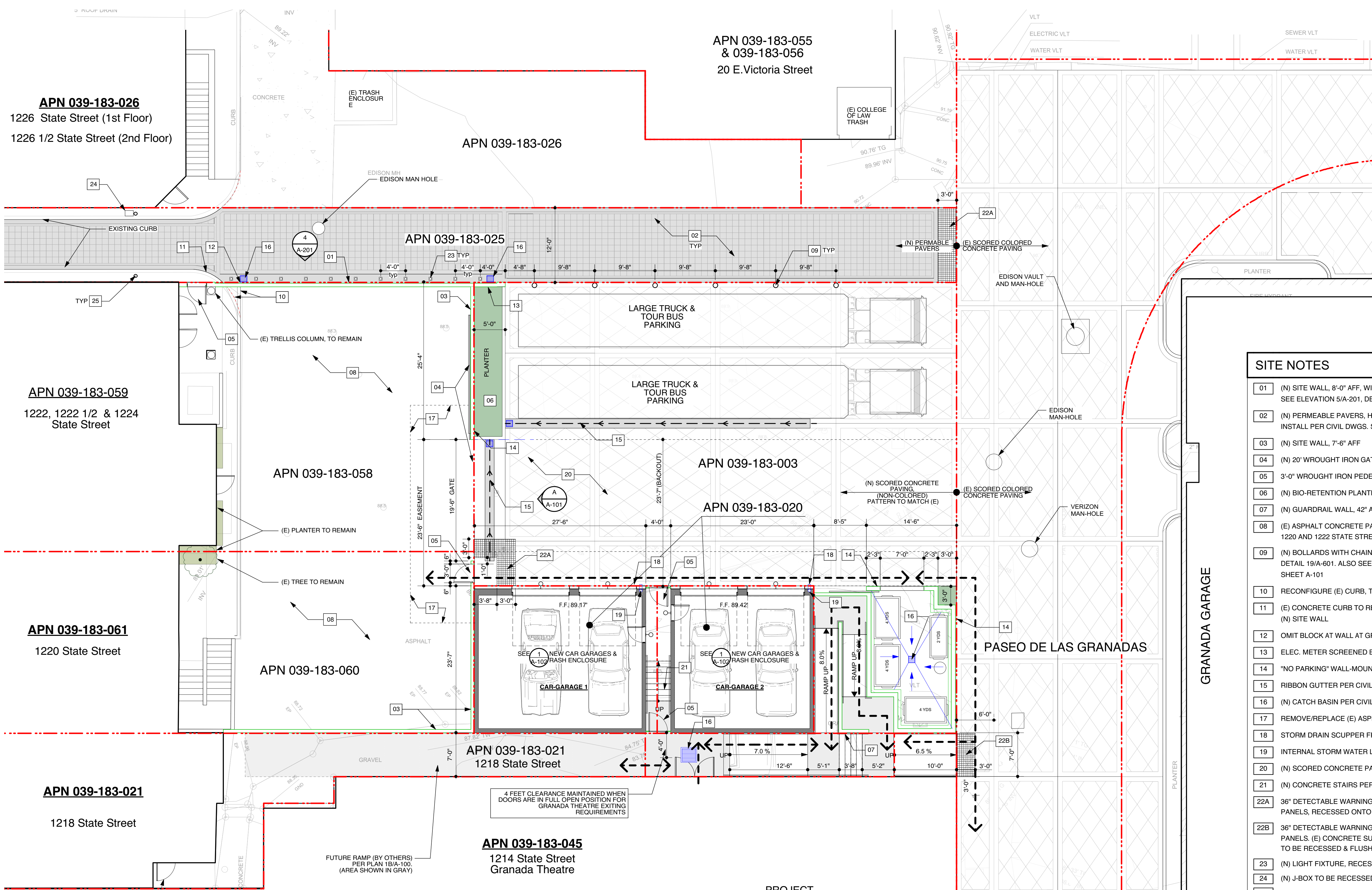
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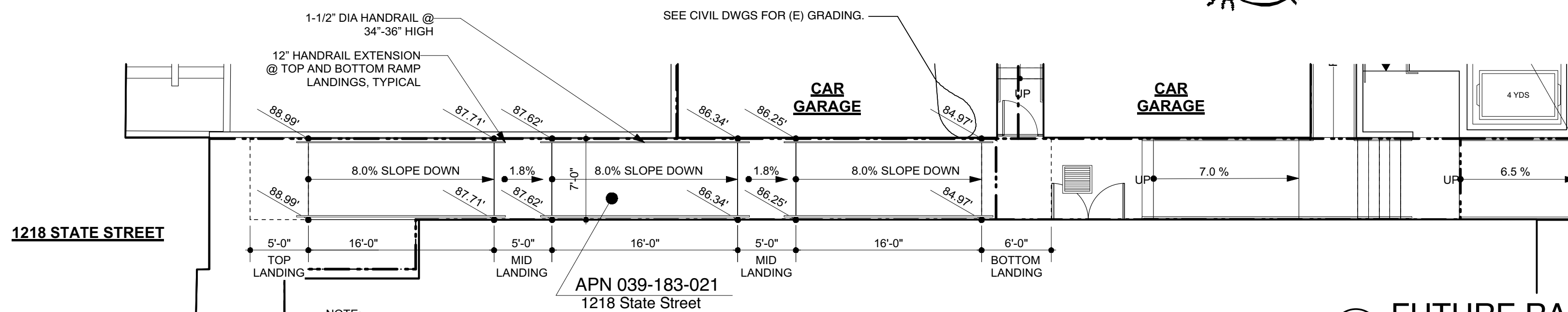
| REVISIONS | | |
|-----------|------|------|
| NO. | DATE | TYPE |
| | | |
| | | |
| | | |
| | | |
| | | |

A-100A

SHEET OF



1 SITE PLAN
Scale: 1/8" = 1'-0"



NOTE:
RAMP AND LANDING SHOWN IN PARCEL 039-183-021 ARE NOT PART OF THIS PROJECT.
THEY ARE ONLY SHOWN TO DEMONSTRATE (E) CONDITIONS OF THIS PARCEL CAN ACCOMMODATE ACCESSIBLE COMPLIANT PATH OF TRAVEL TO THE TRASH ENCLOSURE

GRANADA THEATRE

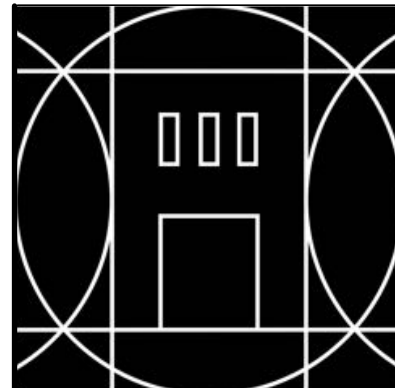
1B FUTURE RAMP (NOT PART OF THIS PROJECT)
Scale: 1/8" = 1'-0"

SITE NOTES

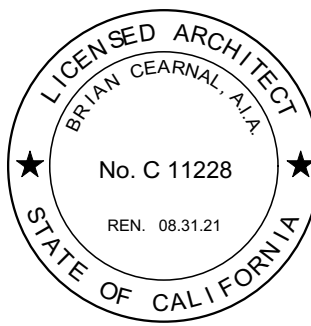
- (N) SITE WALL, 8'-0" AFF, WITH INTEGRATED LIGHTING FOR "ART" WALL. SEE ELEVATION 5/A-201, DETAIL 16/A-601 AND ELEC DWGS
- (N) PERMEABLE PAVERS, HYDROFLO-CLASSIC SERIES, "RED" COLOR, 4"X8" INSTALL PER CIVIL DWGS. SEE PLAN 1/A-101 FOR PAVES PATTERN
- (N) SITE WALL, 7'-6" AFF
- (N) 20' WROUGHT IRON GATE SLIDER (GATE SHOWN IN FULL OPEN POSITION)
- 3'-0" WROUGHT IRON PEDESTRIAN GATE
- (N) BIO-RETENTION PLANTER, SEE DETAIL B/C101
- (N) GUARDRAIL WALL, 42" AFF
- (E) ASPHALT CONCRETE PAVING TO REMAIN. (E) INFORMAL PARKING FOR 1220 1220 AND 1222 STATE STREET IS TO REMAIN
- (N) BOLLARDS WITH CHAINS & WITH INTEGRATED LIGHTING, INSTALL PER DETAIL 19/A-601. ALSO SEE ELECTRICAL DWGS. SEE BOLLARD CUT SHEET ON SHEET A-101
- RECONFIGURE (E) CURB, TO MERGE PERPENDICULAR TO (N) SITE WALL
- (E) CONCRETE CURB TO REMAIN, SAW CUT WHERE NEEDED TO ACCOMMODATE (N) SITE WALL
- OMIT BLOCK AT WALL AT GRADE TO ALLOW FOR DRAINAGE PER CIVIL DWGS
- ELEC. METER SCREENED BY WALL
- "NO PARKING" WALL-MOUNT SIGN
- RIBBON GUTTER PER CIVIL DWGS
- (N) CATCH BASIN PER CIVIL DWGS
- REMOVE/REPLACE (E) ASPHALT PAVEMENT WITH (N) PER CIVIL DWGS
- STORM DRAIN SCUPPER FROM WALL TO DISCHARGE ONTO RIBBON GUTTER
- INTERNAL STORM WATER LINE FROM ROOF
- (N) SCORED CONCRETE PAVING (NON-COLORED), PATTERN TO MATCH (E)
- (N) CONCRETE STAIRS PER DETAIL 14/A-601
- 36" DETECTABLE WARNING (TRUNCATED DOMES PER CCR., 11B-247.1.2.5) PANELS, RECESSED ONTO CONCRETE PAVING SURFACE. SEE DETAIL 21/A-602.
- 36" DETECTABLE WARNING (TRUNCATED DOMES PER CCR., 11B-247.1.2.5) PANELS. (E) CONCRETE SURFACE TO BE GRINDED TO ALLOW THE PANELS TO BE RECESSED & FLUSH WITH ITS SURROUNDINGS. SEE DETAIL 21/A-602
- (N) LIGHT FIXTURE, RECESSED AT GROUND PER ELEC DWGS
- (N) J-BOX TO BE RECESSED AT CONCRETE SURFACE PER ELEC DWGS
- (N) 9 FT POLE FOR STRING LIGHTING SUPPORT. SEE SHEET A-101 FOR SPECS AND SHEET A-100A FOR LOCATIONS

SITE LEGEND

- PROPERTY LINE
- ACCESSIBLE PATH OF TRAVEL, 5% MAX. SLOP
- BUILDING FOOTPRINT
- NEW PLANTER
- NEW WALL
- NEW PLASTER SITE WALL
- NEW LIGHT FIXTURE (PER ELEC DWGS)
- (N) PERMEABLE PAVERS (SEE 1/A-101)
- (N) CATCH BASIN (PER CIVIL DWGS)



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Proposed project for:
Granada Plaza
1214 State Street
Santa Barbara, CA 93101

JOB NUMBER: 15-001

CONTENTS:
SITE PLAN

DRAWN BY: JH

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| 8.21.18 | Planning Commission |
| 9.18.19 | HLC Submittal |
| 11.13.19 | HLC PDA |

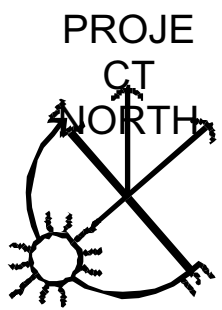
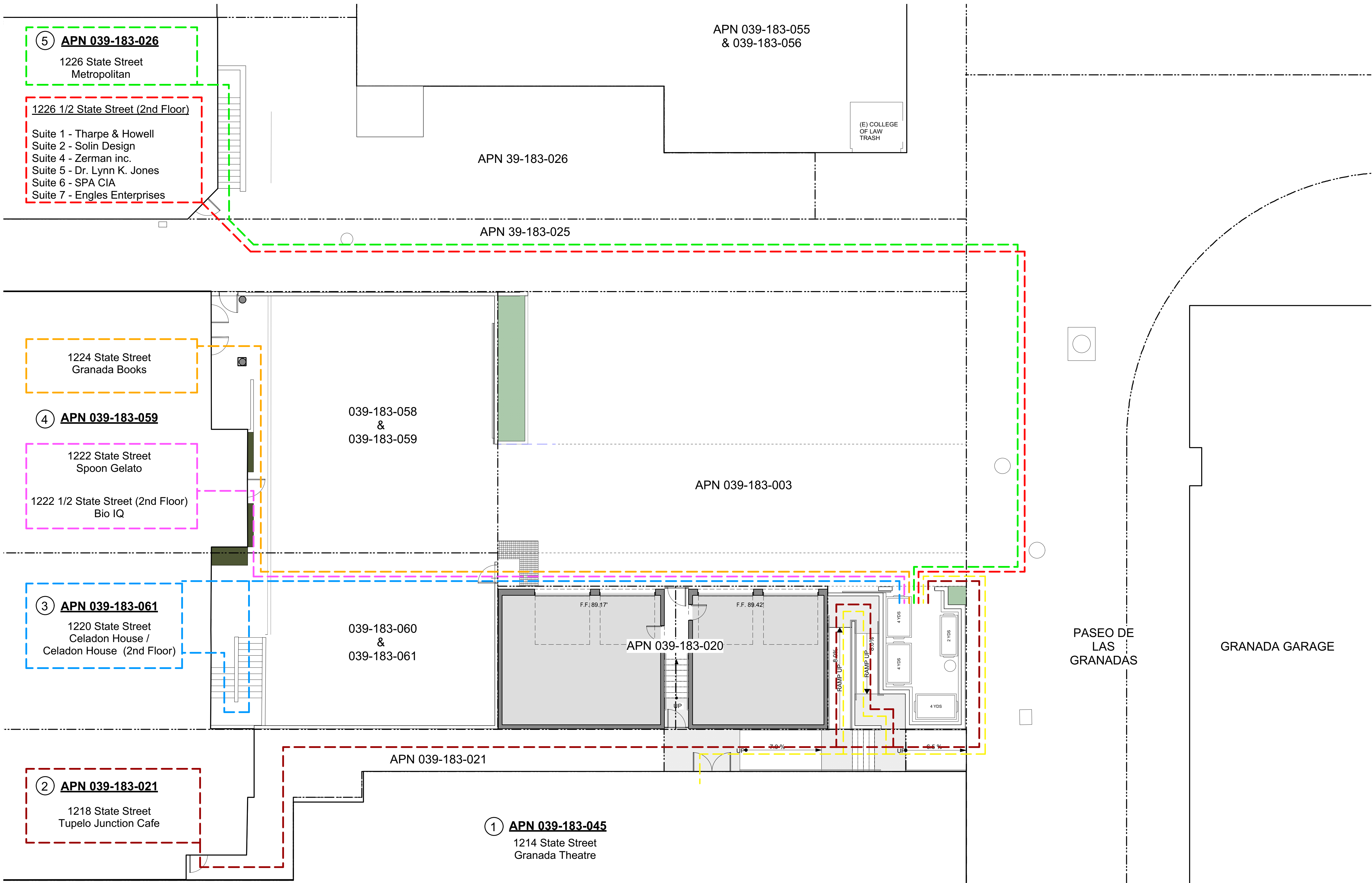
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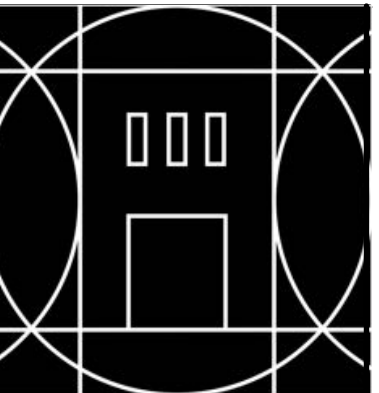
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A-100B

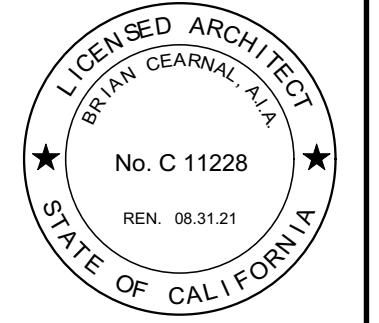
SHEET OF



1 Site Plan - Trash Enclosure Access From Tenants
Scale: 1/8" = 1'-0"



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CONTENTS:
CIRCULATION PLAN
TRASH ACCESS

DRAWN BY: RS

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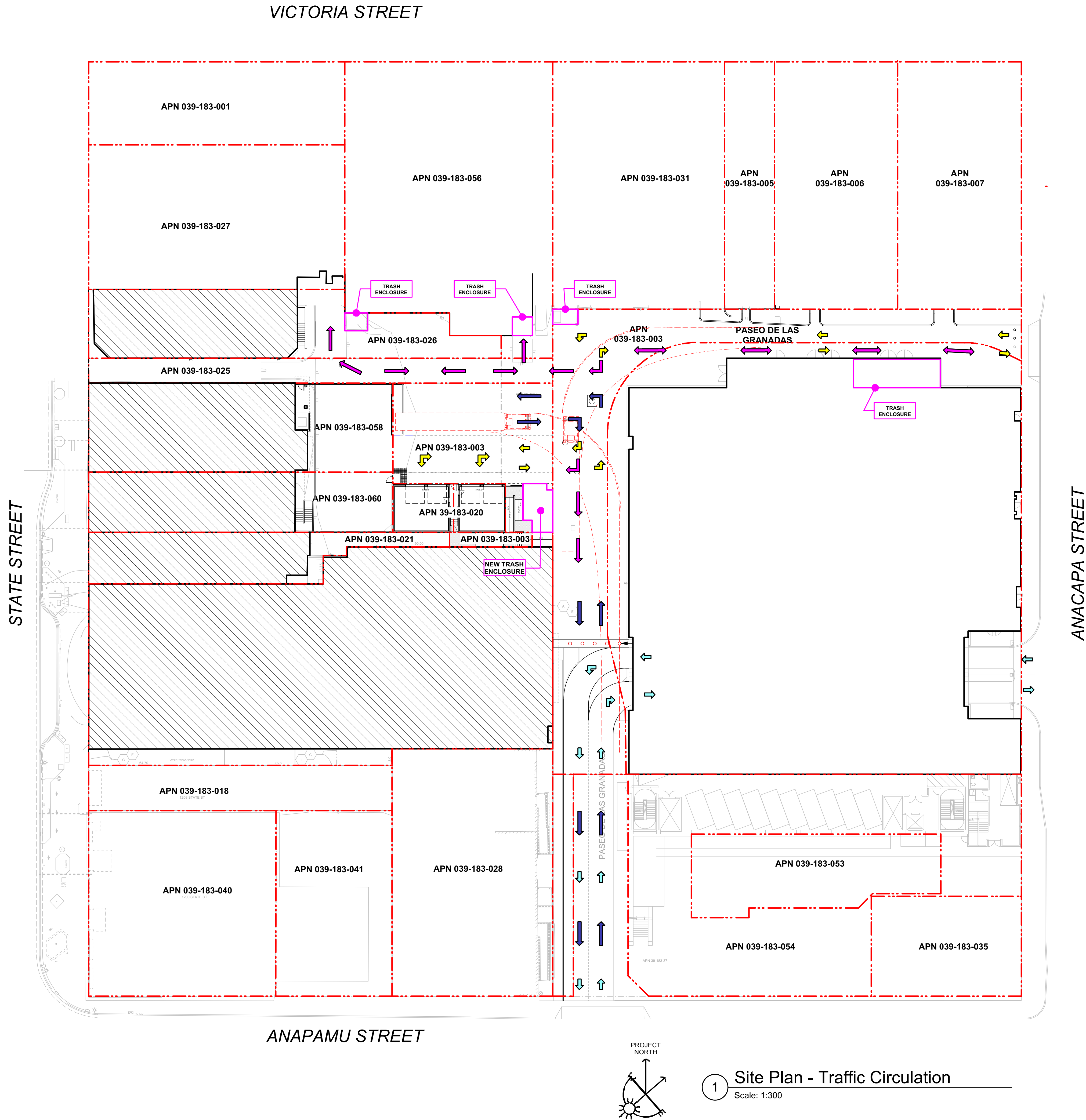
ISSUE DATE: 10.30.2019

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A-100C

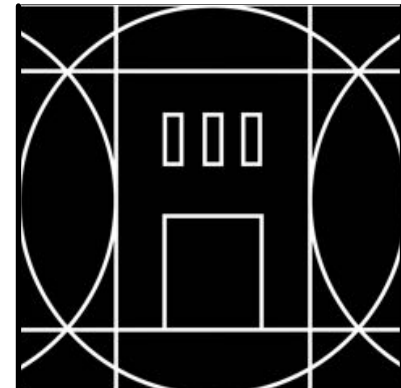
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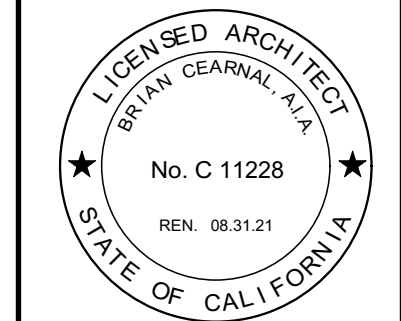
TRAFFIC DIAGRAM LEGEND

- ↑ ↘ DIRECTION OF VEHICULAR TRAFFIC - STANDARD VEHICLES
- ↑ ↘ DIRECTION OF VEHICULAR TRAFFIC - STANDARD VEHICLES FOR PROPOSED 2-CAR GARAGE BUILDINGS
- ↑ ↘ DIRECTION OF VEHICULAR TRAFFIC - TRASH TRUCK
- ↑ ↘ DIRECTION OF VEHICULAR TRAFFIC - HEAVY TRUCKS
- TRASH ENCLOSURE
- ▨ ASSOCIATED BUILDINGS/PARCELS WITH NEW TRASH ENCLOSURE

— — — — —
LARGE TRUCK TURNING
TEMPLATE



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CONTENTS:
CIRCULATION PLAN
TRAFFIC CIRCULATION

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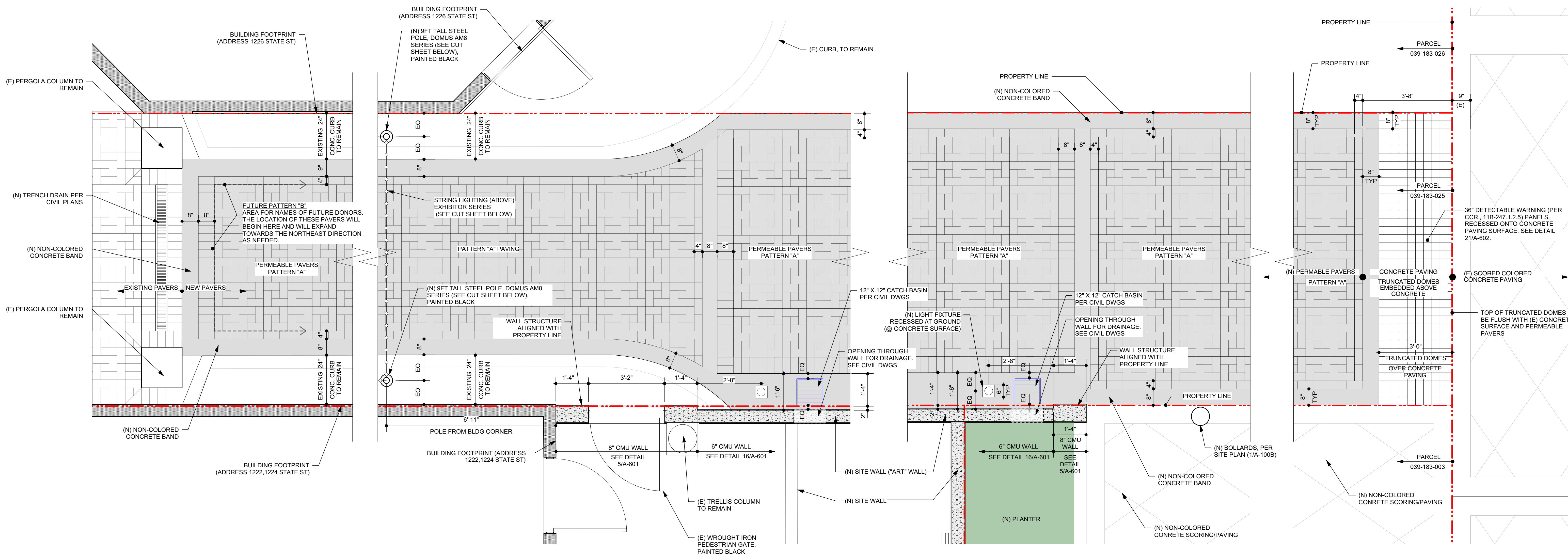
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A-100D

SHEET OF



1 Paseo Plan
Scale: 1/2" = 1'-0"

(N) BOLLARDS W/ CHAINS AT PASEO. (SEE DETAIL 19/A-601)

NTC

Cadena 69
PRODUCT INFORMATION

Housing: Durable steel constructed decorative bollard that measures in at 35 inches in height. Available in different powdercoat color finishes.

LED: Array Lumens: 1,414, 2,995
CRI: 83
CCT: 3000K, 4000K, 5000K
Rated Life: 50,000 Hours
5-Year Warranty
Aluminum Boards

Driver: Electronic Driver, 120V-277V, 50/60Hz; Dimmable Driver

Listing & Rating: CSA: Listed for wet locations IP65

Options: Chain Option

Mounting: Concrete Insert Anchor Into Existing Concrete OR Anchor Casting Into New Poured Concrete

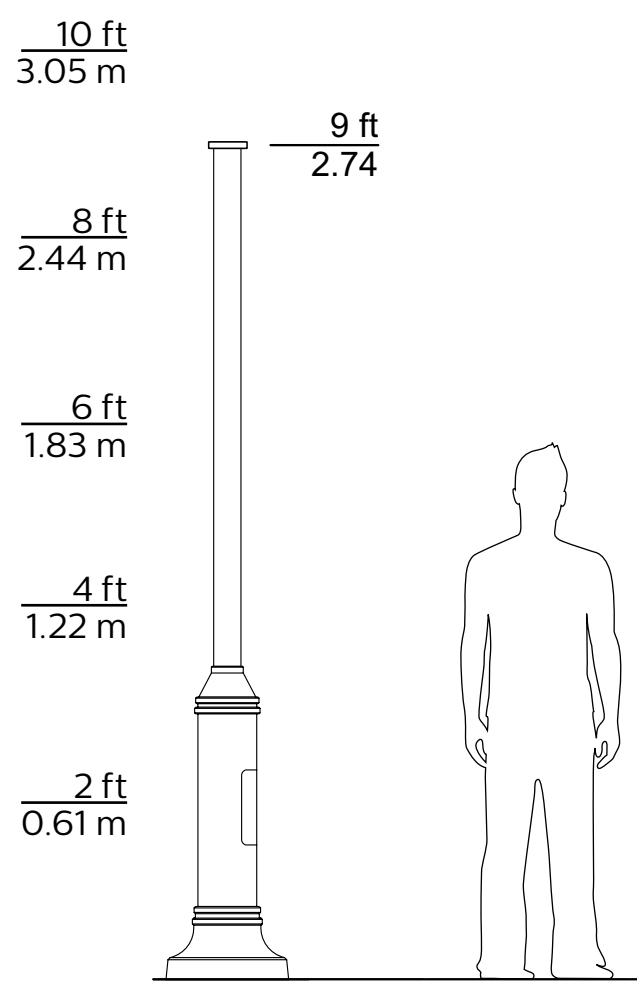
Wattage: Array: 15W 30W

Ordering Example: B915-15U-3K-C-BK-EC-CH

ORDERING INFORMATION

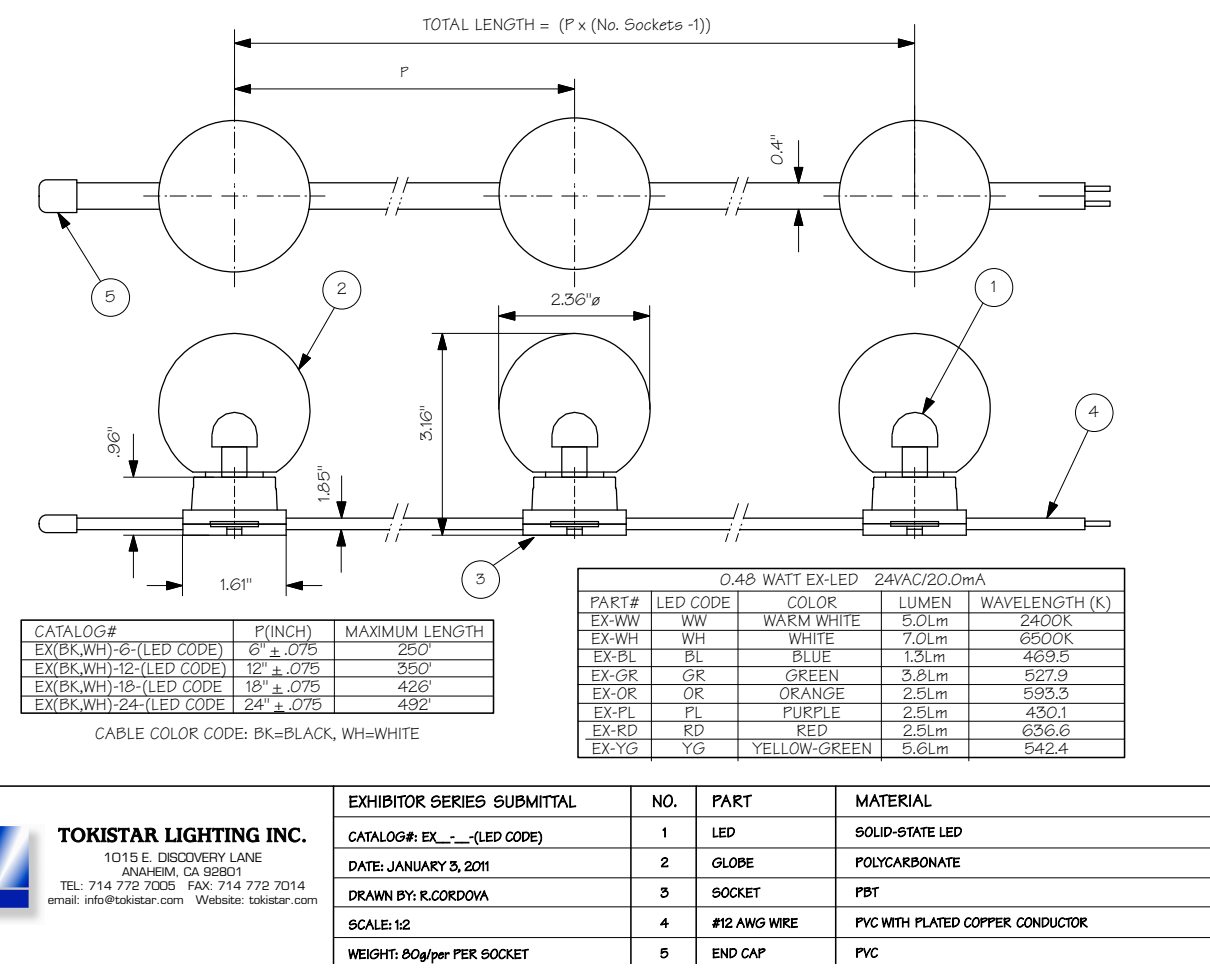
| Model | Wattage | Ballast | CCT | Lens | Powdercoat Finish | Mounting | Options |
|------------------|-------------------|--------------|----------------------------------|---------------------------------|---|--|------------|
| Cadena 69 (6915) | 15 - 15W 30 - 30W | U - 120-277V | 3K - 3000K 4K - 4000K 5K - 5000K | C - Clear Lens F - Frosted Lens | BK - Black BZ - Bronze G - Grey W - White CC - Custom (Specify) | EC - Anchor Existing Concrete NC - Anchor New Concrete | CH - Chain |

STRING LIGHTING MOUNT @ STEEL POST

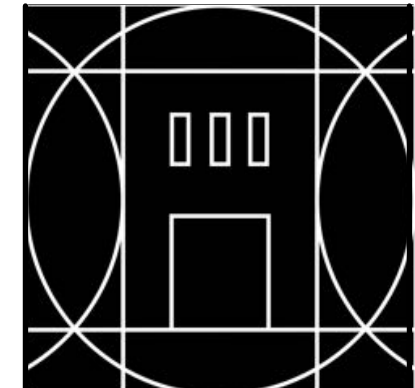
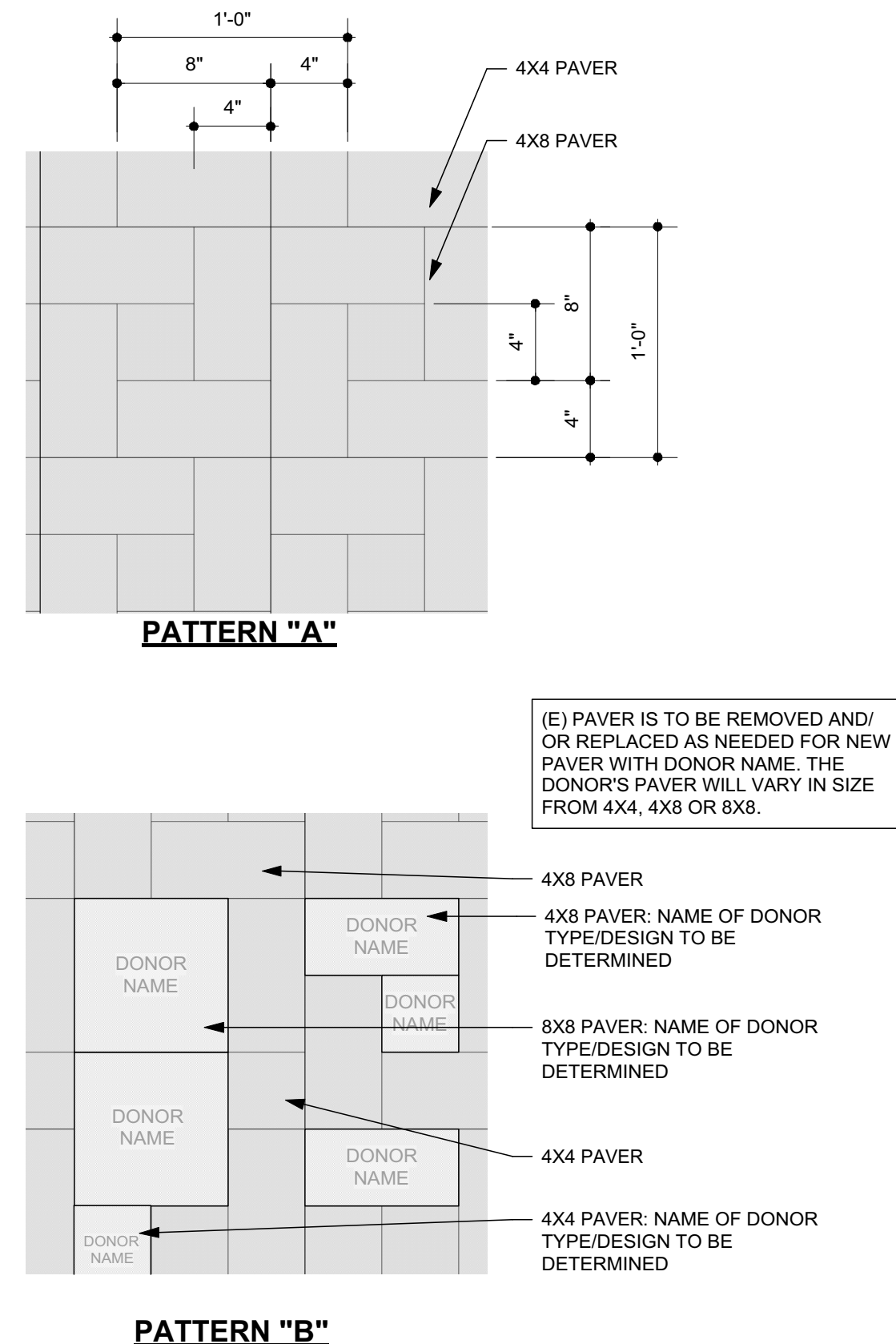


DMS50-DMS60 Domus
Pole: AM8

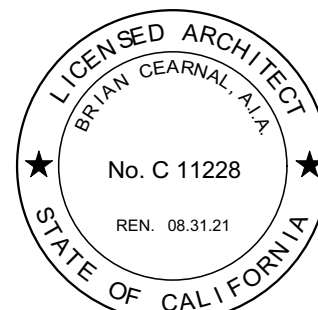
STRING LIGHTING FIXTURE



PERMEABLE PAVER & PATTERN PERMEABLE PAVER: HYDRO-FLO CLASSIC HOLLAND SERIES, RED COLOR



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CONTENTS:
PASEO PLAN

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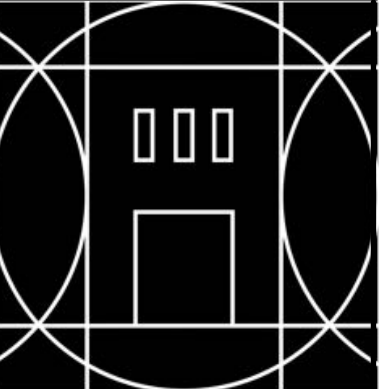
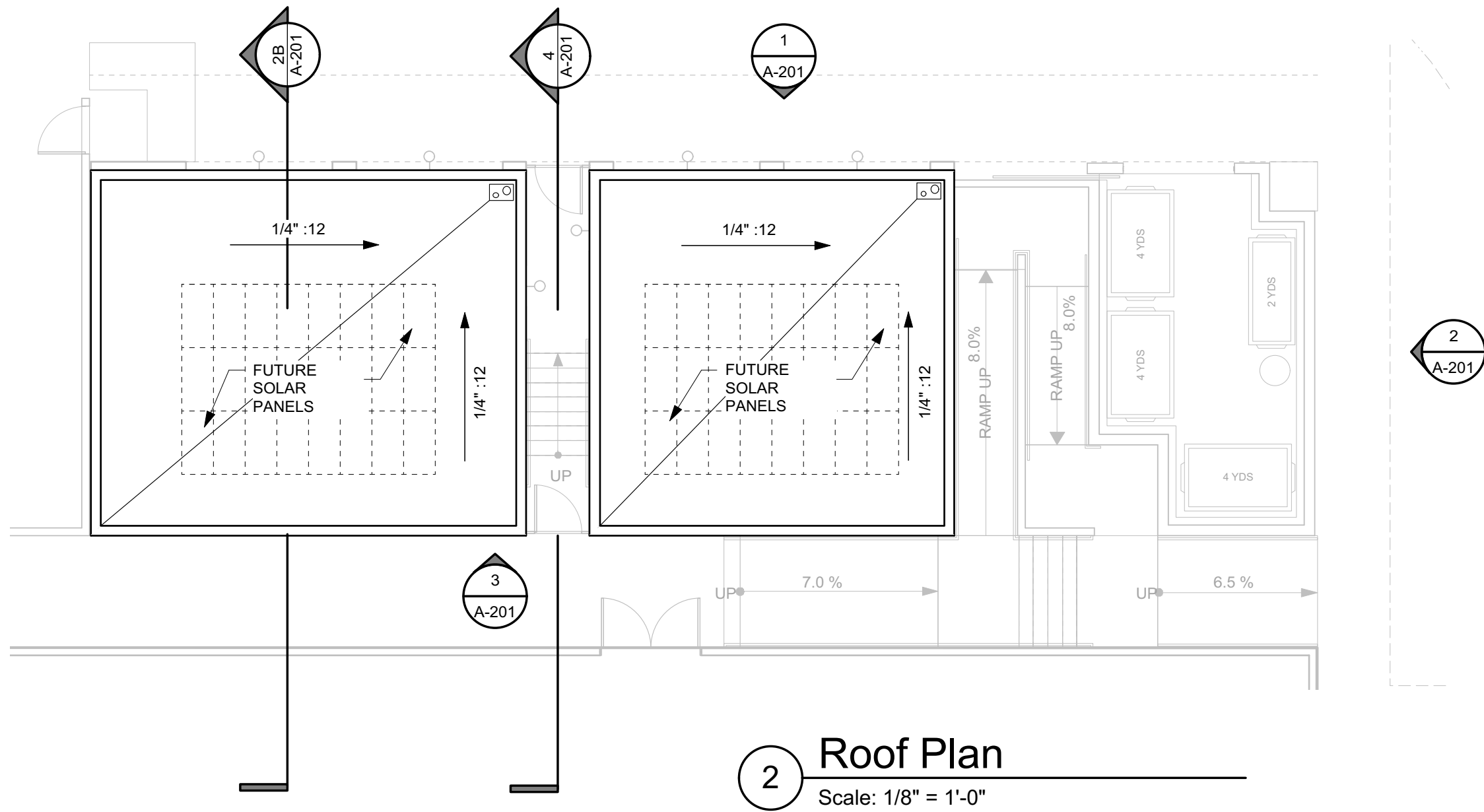
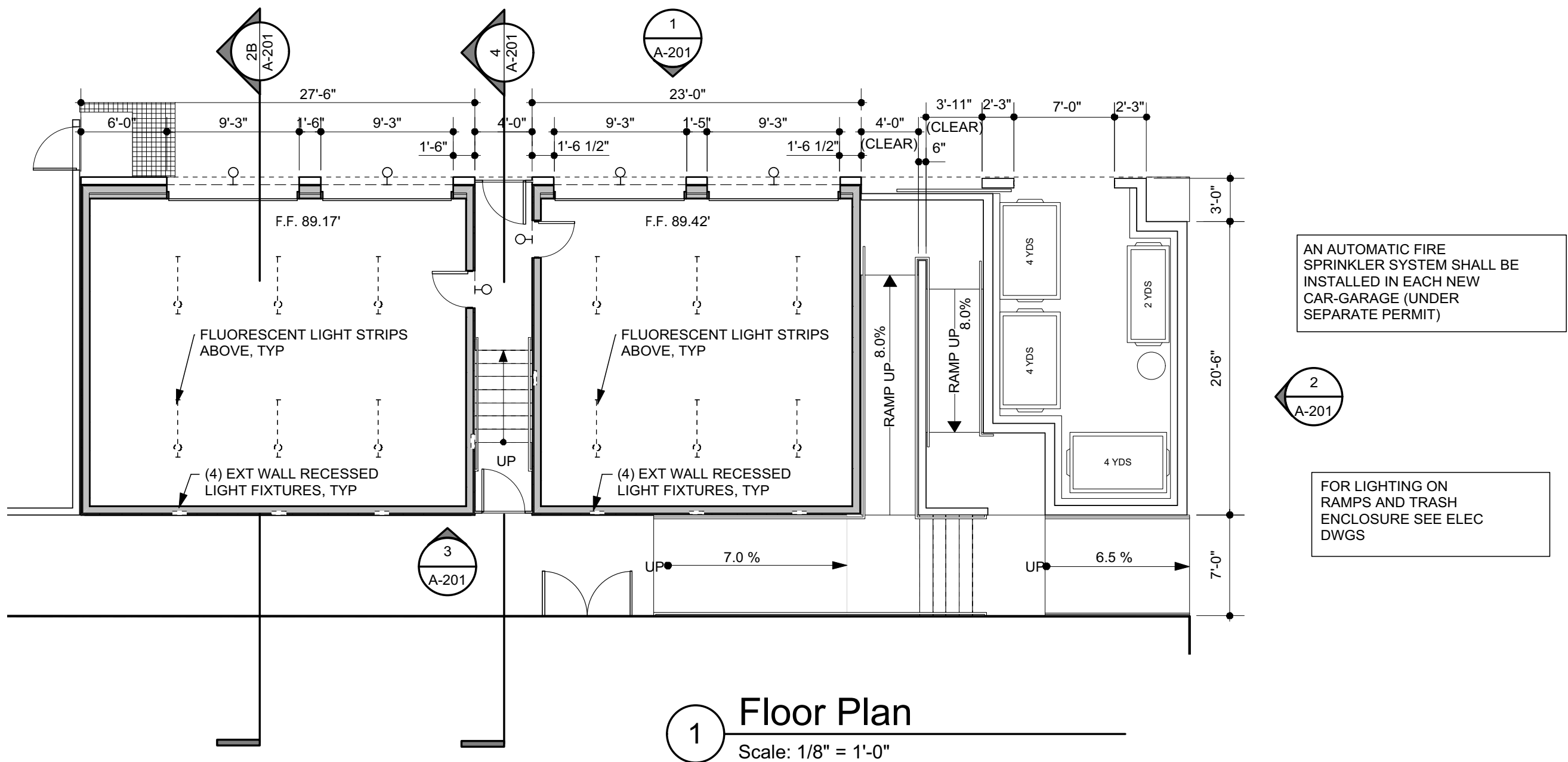
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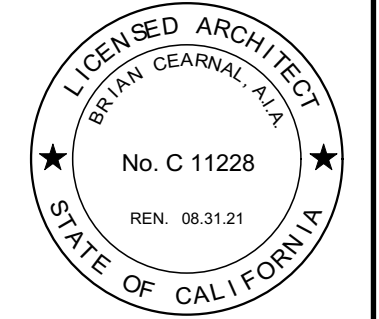
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CONTENTS:

CAR GARAGES
FLOOR & ROOF PLAN

DRAWN BY: RS

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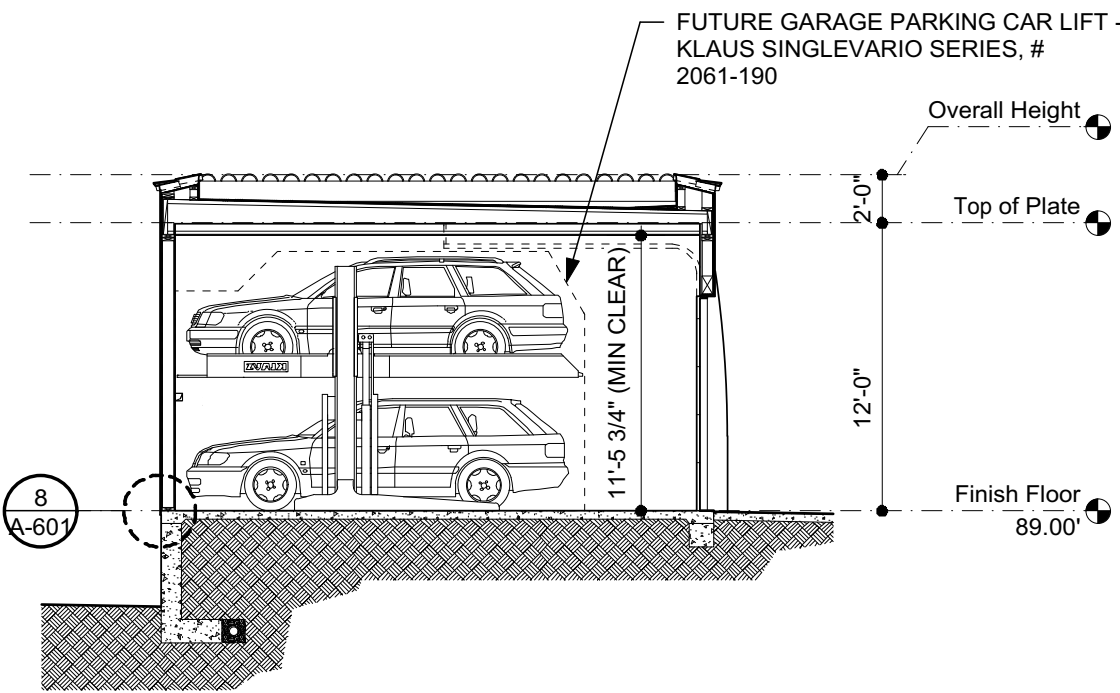
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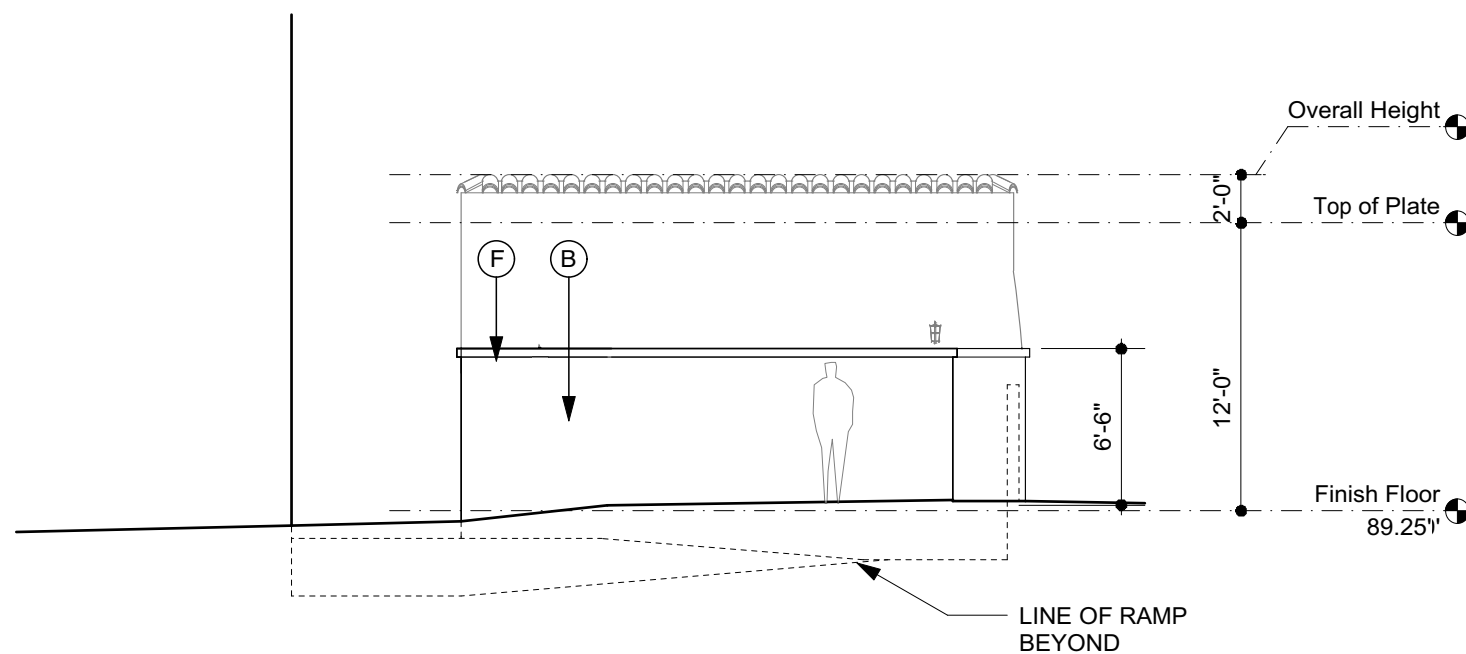
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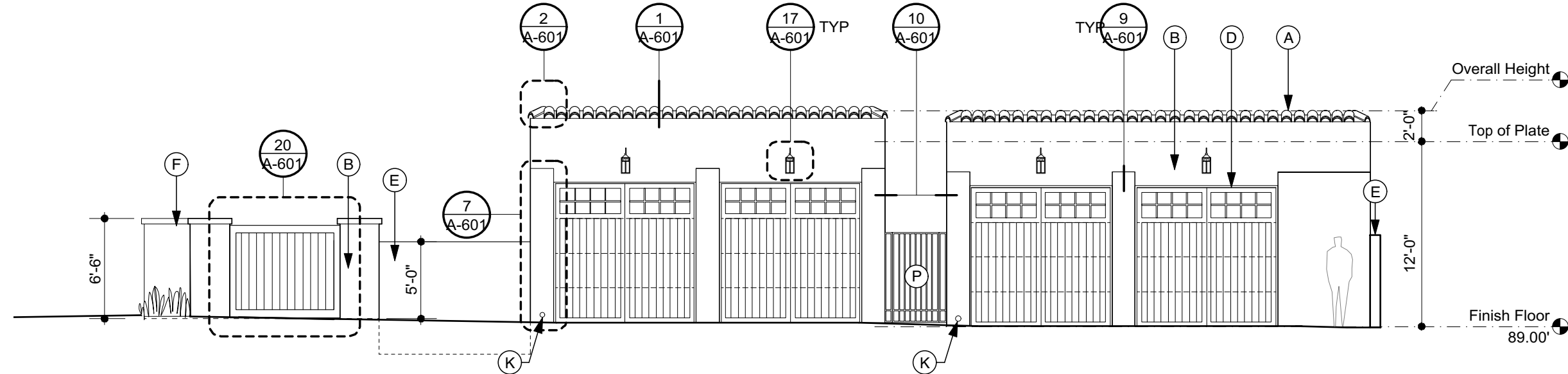
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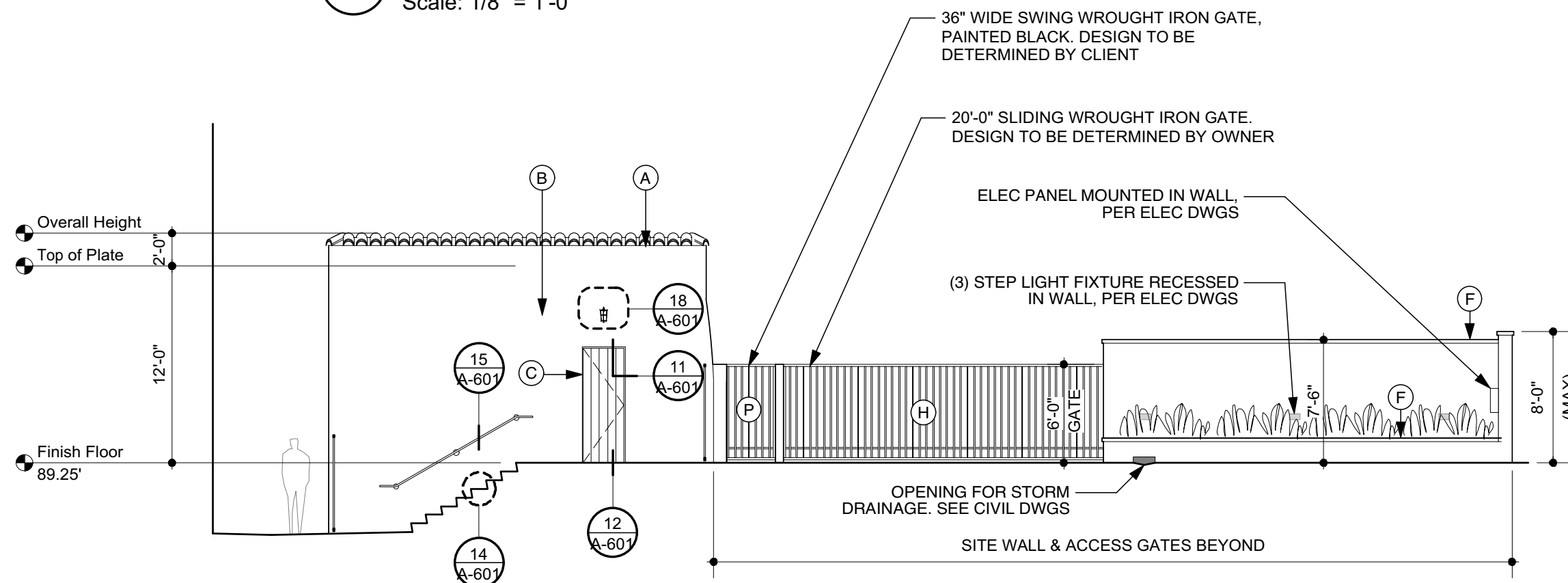
2B Building Section
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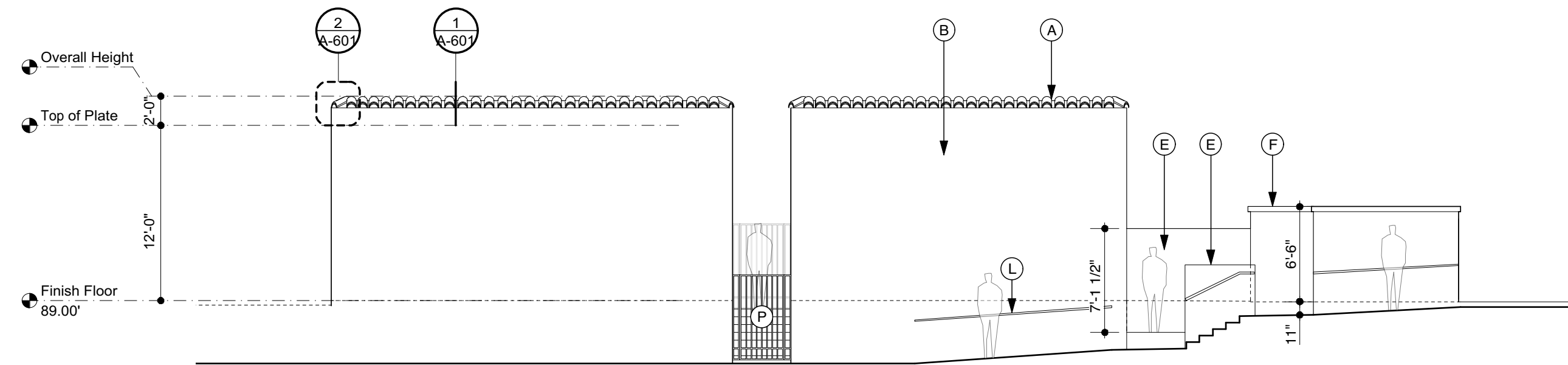
2 East Elevation
Scale: 1/8" = 1'-0"



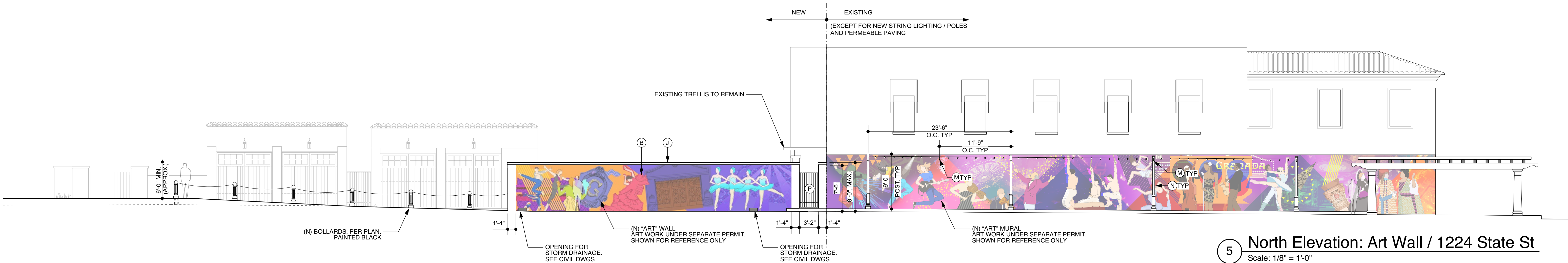
1 North Elevation
Scale: 1/8" = 1'-0"



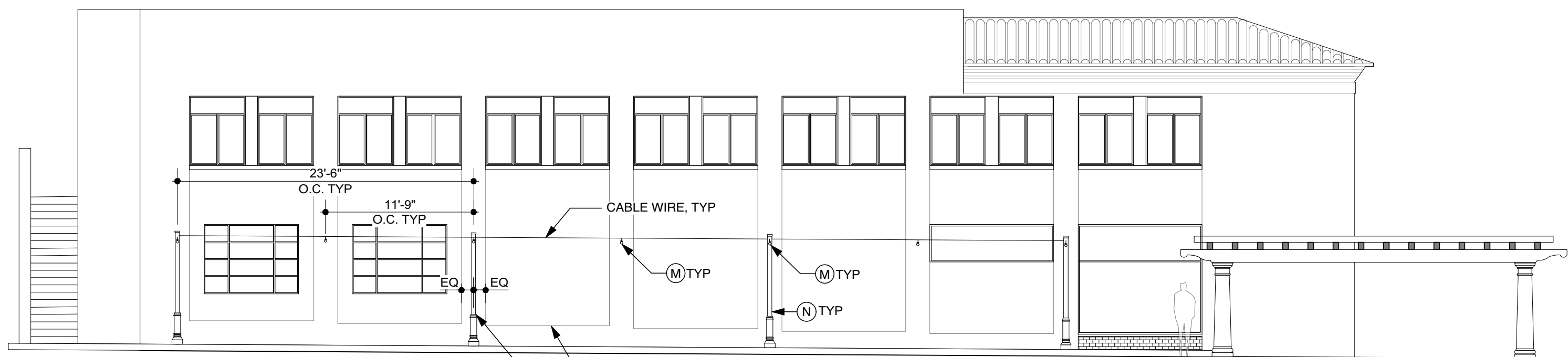
4 East Elevation
Scale: 1/8" = 1'-0"



3 South Elevation
Scale: 1/8" = 1'-0"



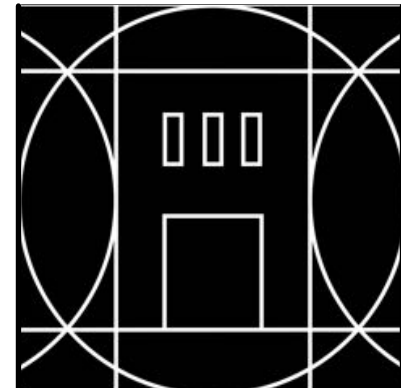
5 North Elevation: Art Wall / 1224 State St
Scale: 1/8" = 1'-0"



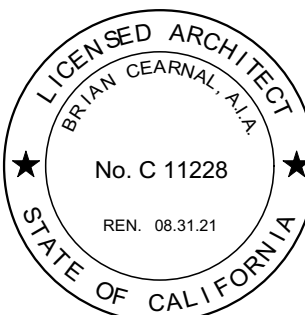
6 South Elevation (Mirrored): 1226 State St
Scale: 1/8" = 1'-0"

TYPICAL FINISHES & COLORS

- ROOF TILE: (A) Two-Piece Clay Tile (Redlands, Baja Mission Sandcast 4000 Series, Terra Antigua Blend)
- EXT. WALLS 1: (B) 7/8" 3-Coat Cement Plaster, Smooth Troweled, Painted (Frazee #1047W Dear Feather)
- WOOD DOOR: (C) Architectural Traditions, Plank Door, Style: Rustic Old World
- GARAGE DOOR: (D) Sunwood Doors, Style: Franciscan, Stained
- PARAPET 1: (E) 7/8" 3-Coat Cement Plaster, Smooth Troweled, Painted (Frazee #1047W Dear Feather), per detail 3/A-601
- PARAPET 2: (F) Santa Barbara Sandstone, per detail 5/A-601
- PARAPET 3: (G) 2" Terra Cotta Tile Cap, per detail 4/A-601
- SLIDING GATE: (H) Wrought Iron, Painted black (Frazee #CL3217N, Top Soil)
- PARAPET 4: (J) Santa Barbara Sandstone Cap w/ recessed indirect lighting per detail 16/A-601.
- STORM DRAIN SCUPPER: (K) 4" Diameter, Terra Cotta Tile Pipe
- HANDRAILS: (L) Wrought Iron, Painted black (Frazee #CL3217N, Top Soil)
- STRING LIGHTING (M) Exhibitor Series
- 9FT TALL STEEL POLE (N) Domus, AM8 series, Painted Black
- LIGHT FIXTURE (O) Not Used
- PEDESTRIAN GATE (P) Wrought Iron, Painted black (Frazee #CL3217N, Top Soil)



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CONTENTS:
ELEVATIONS
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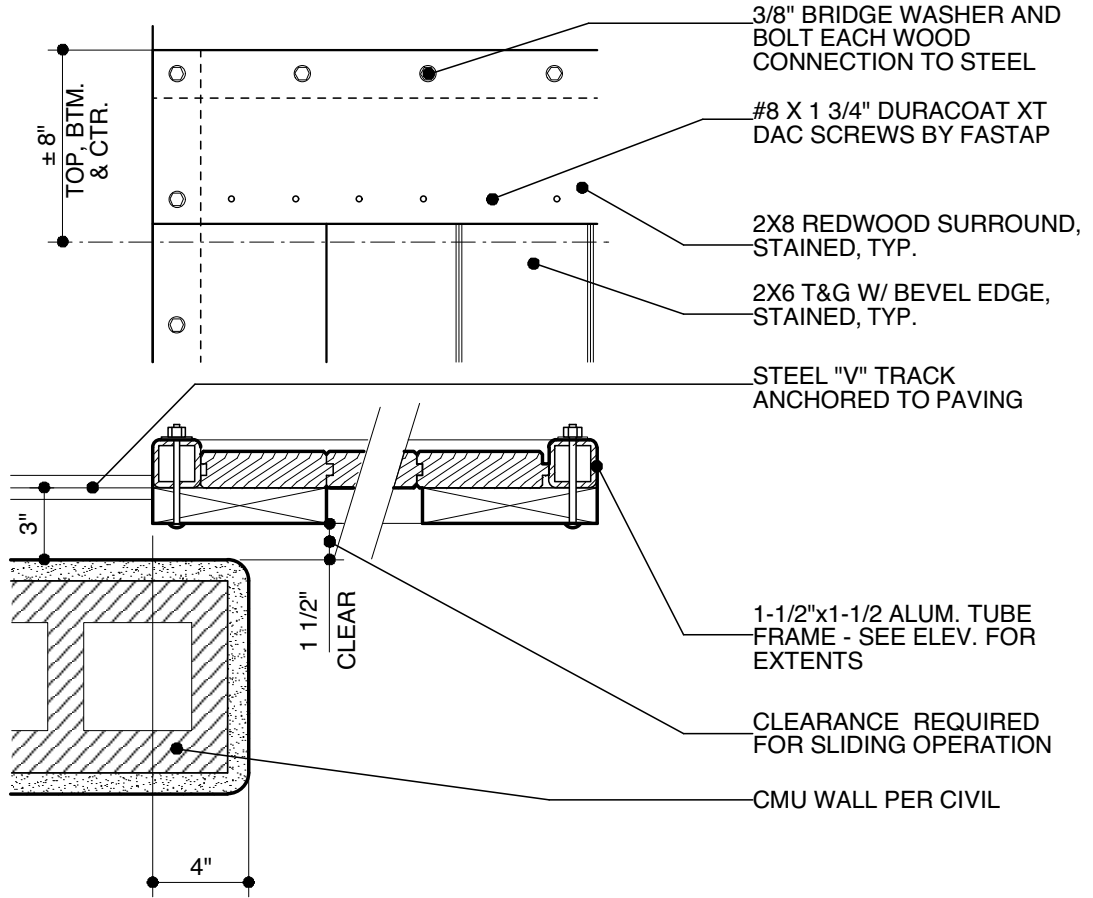
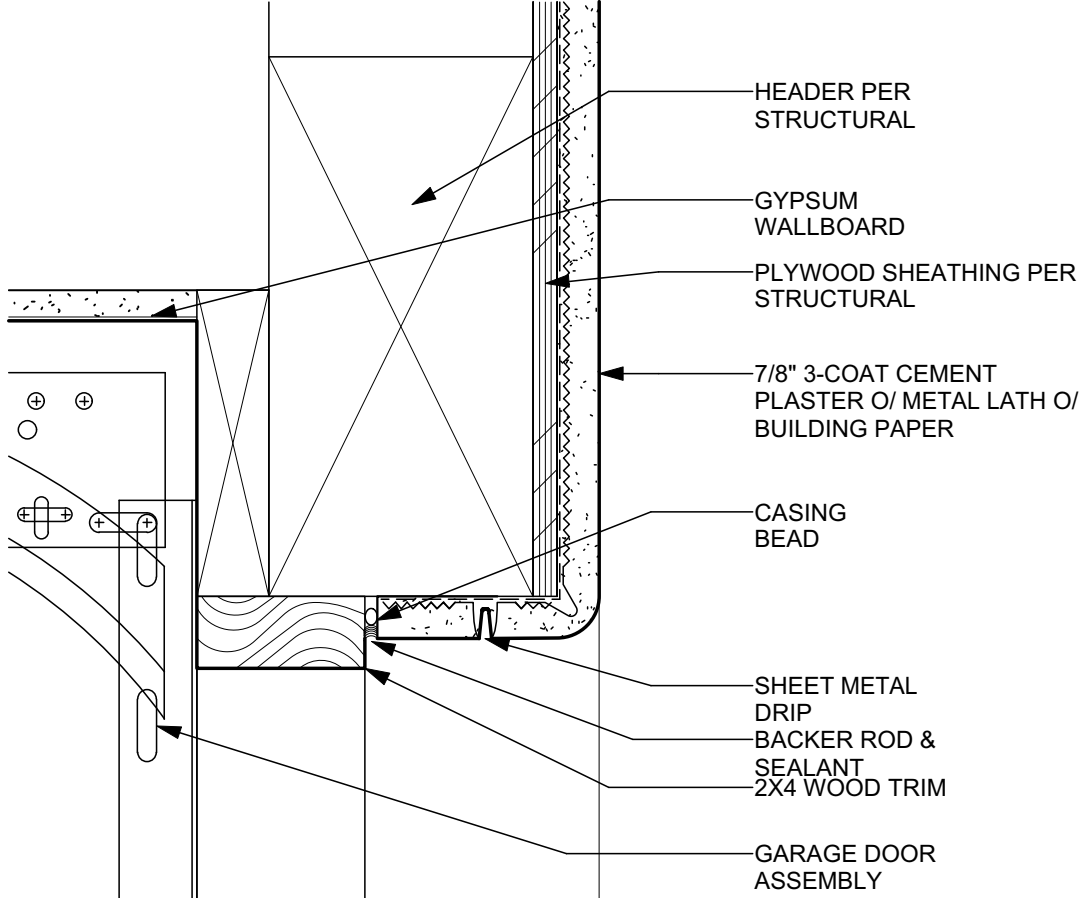
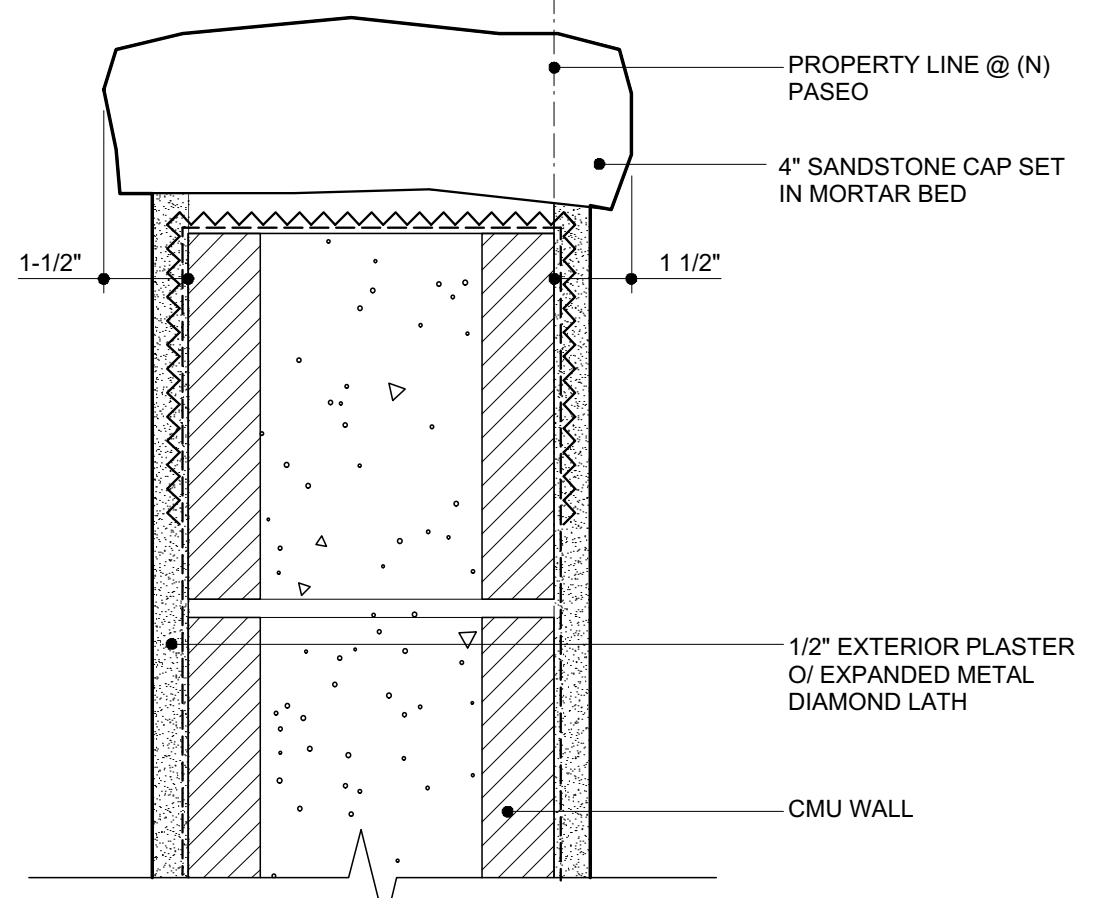
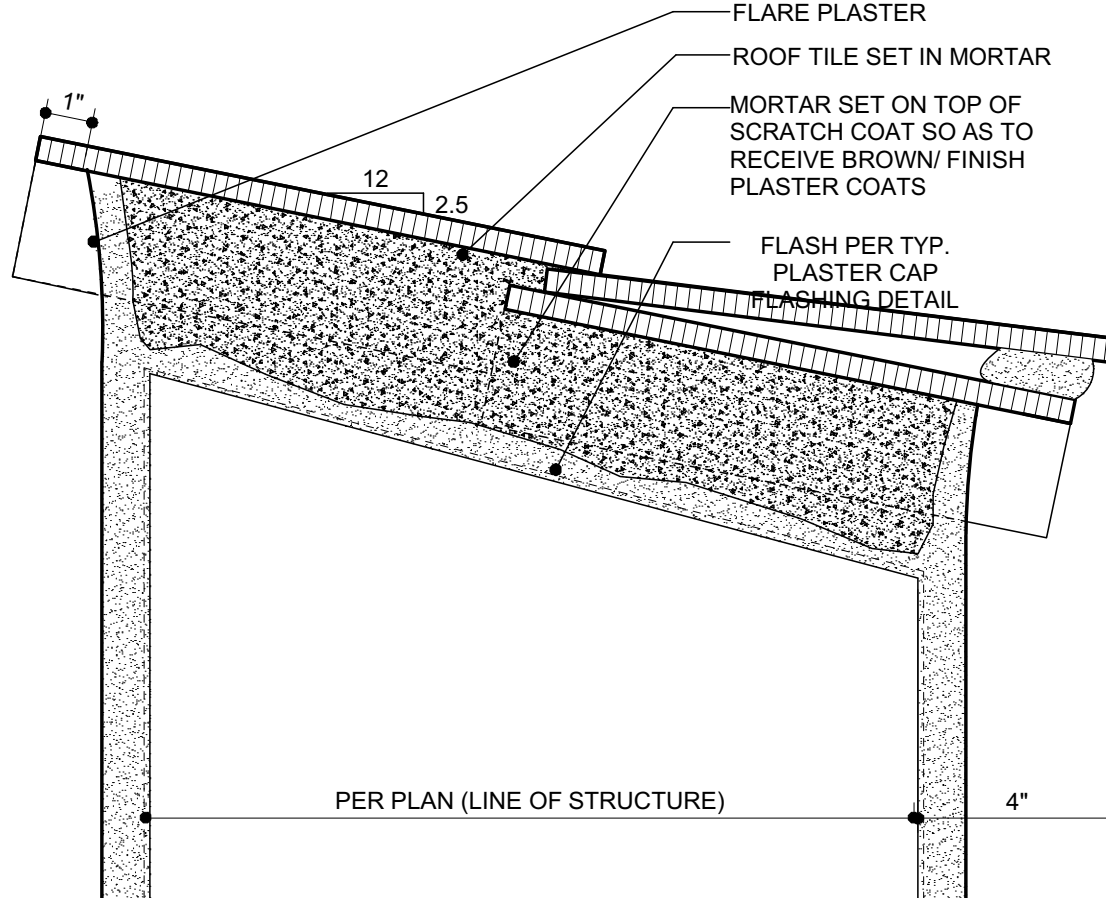

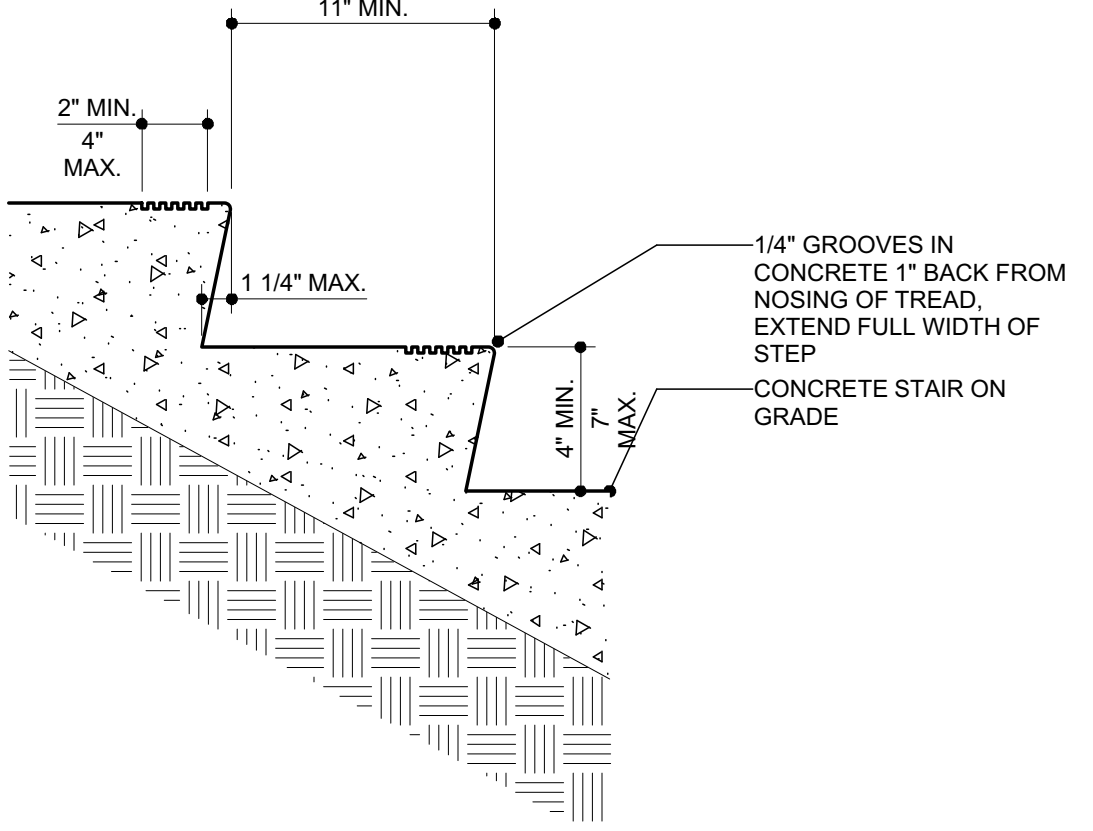
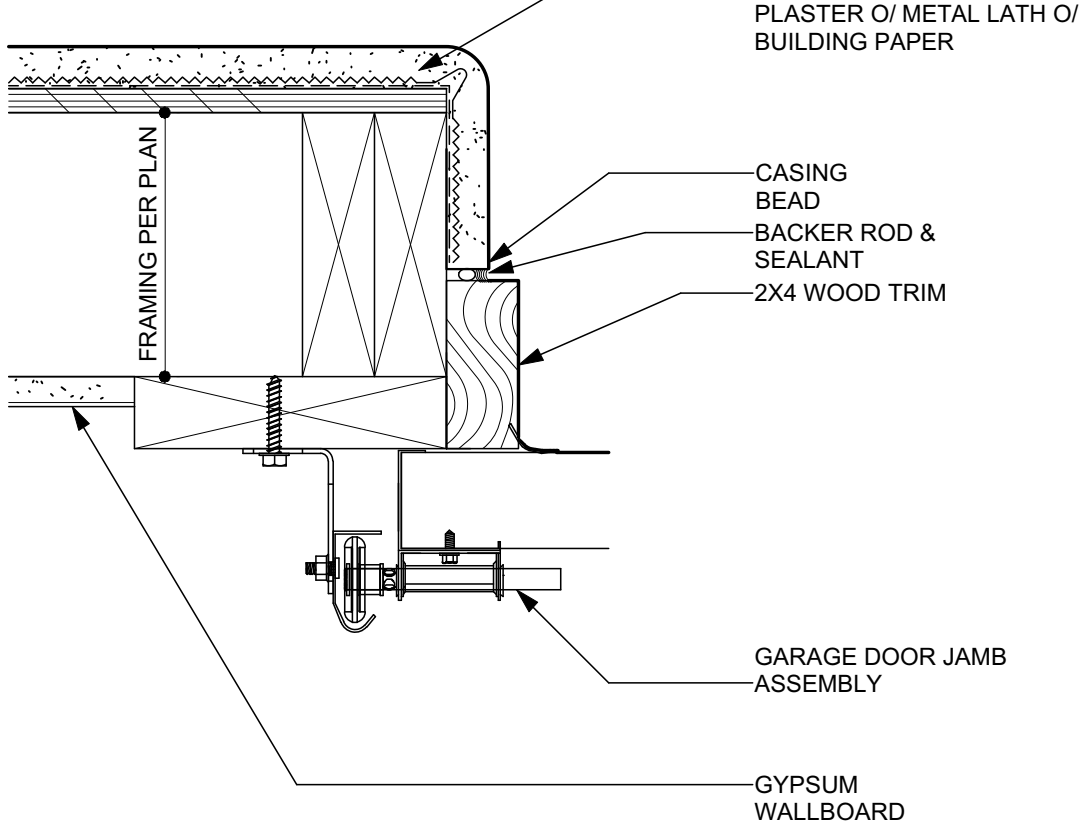
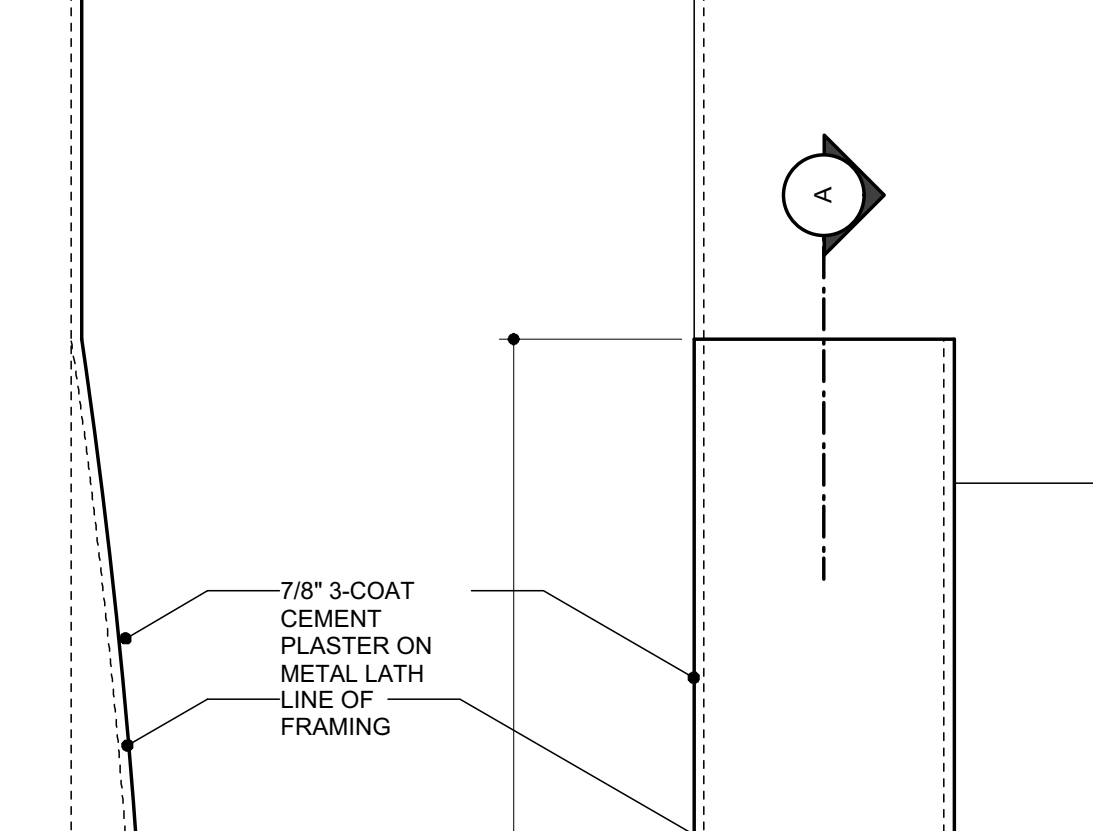
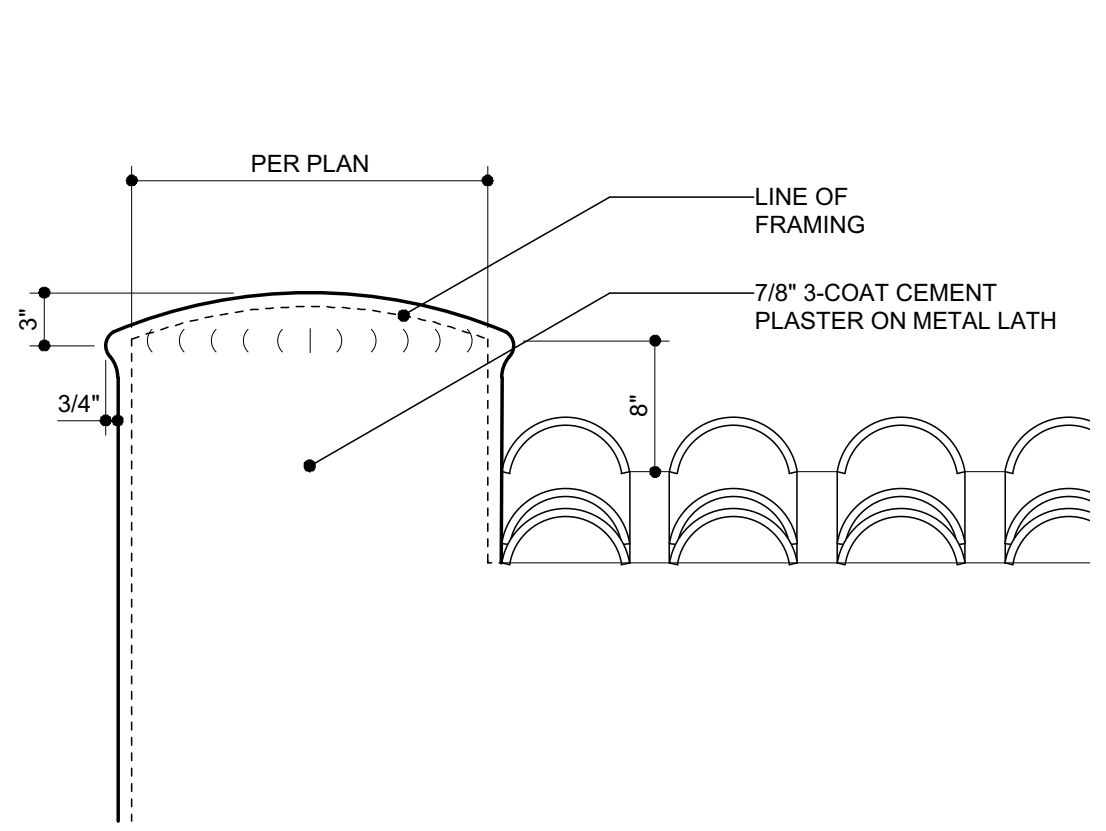
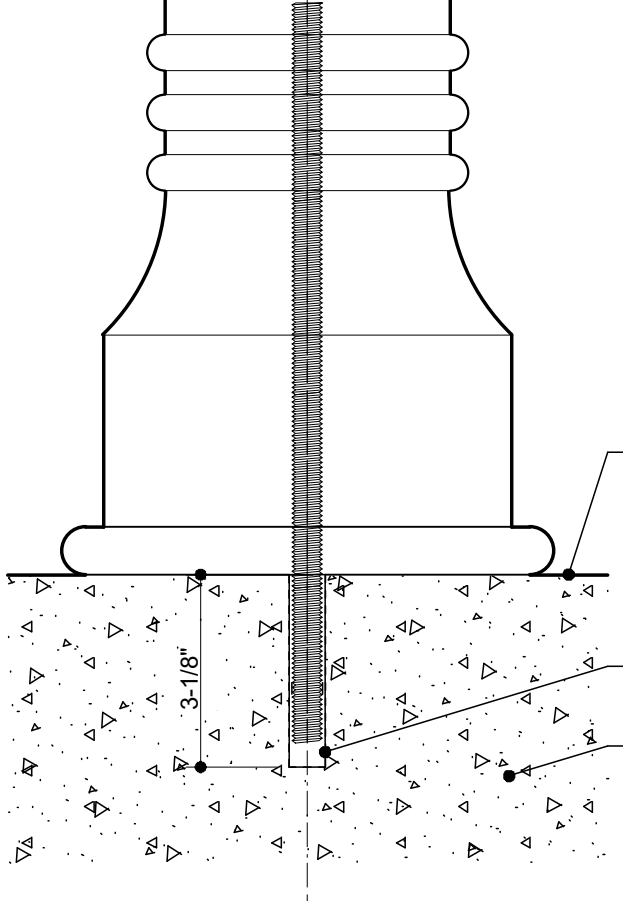
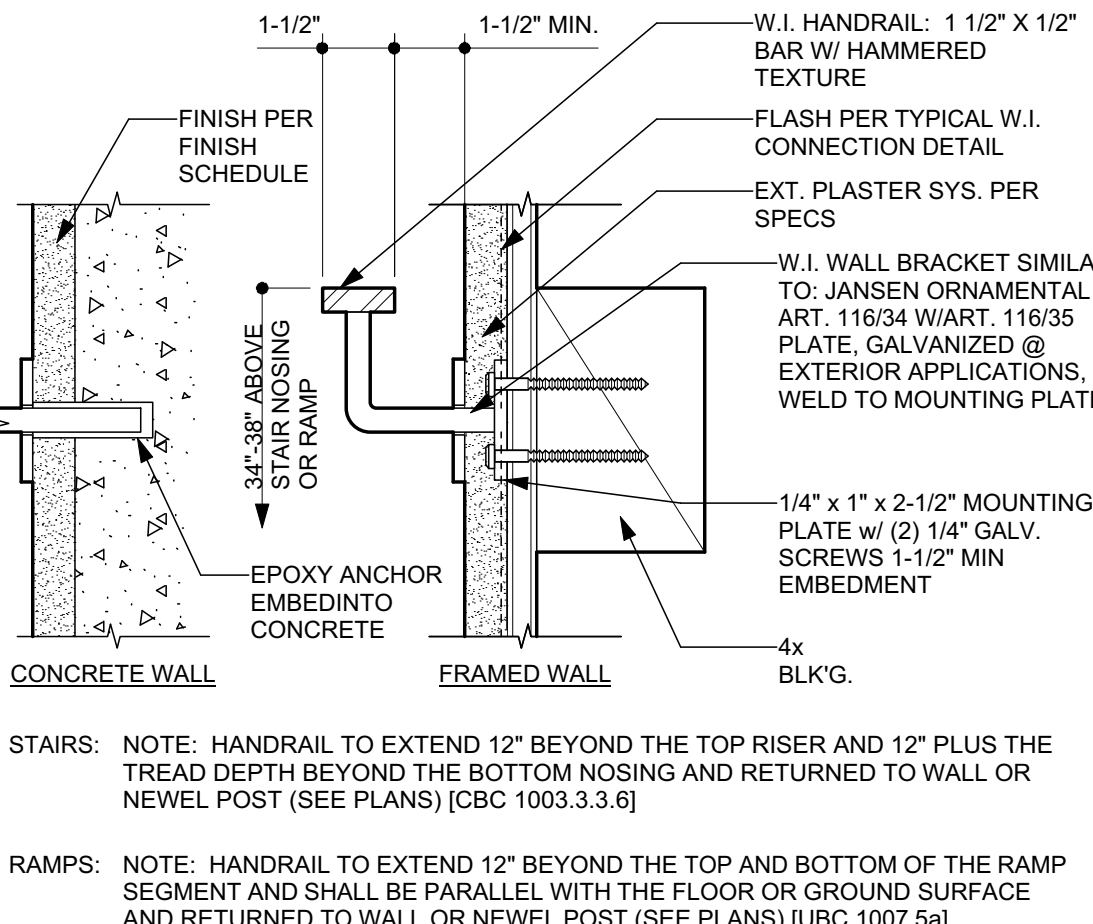
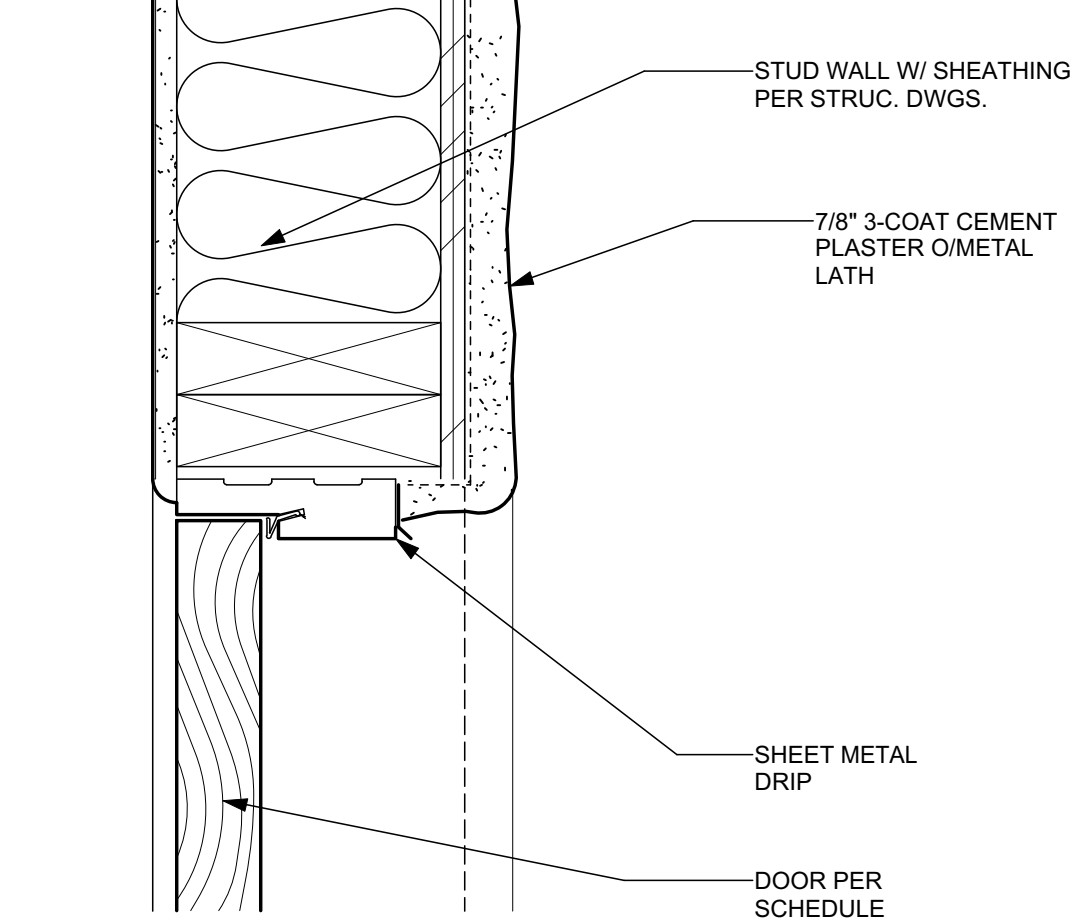
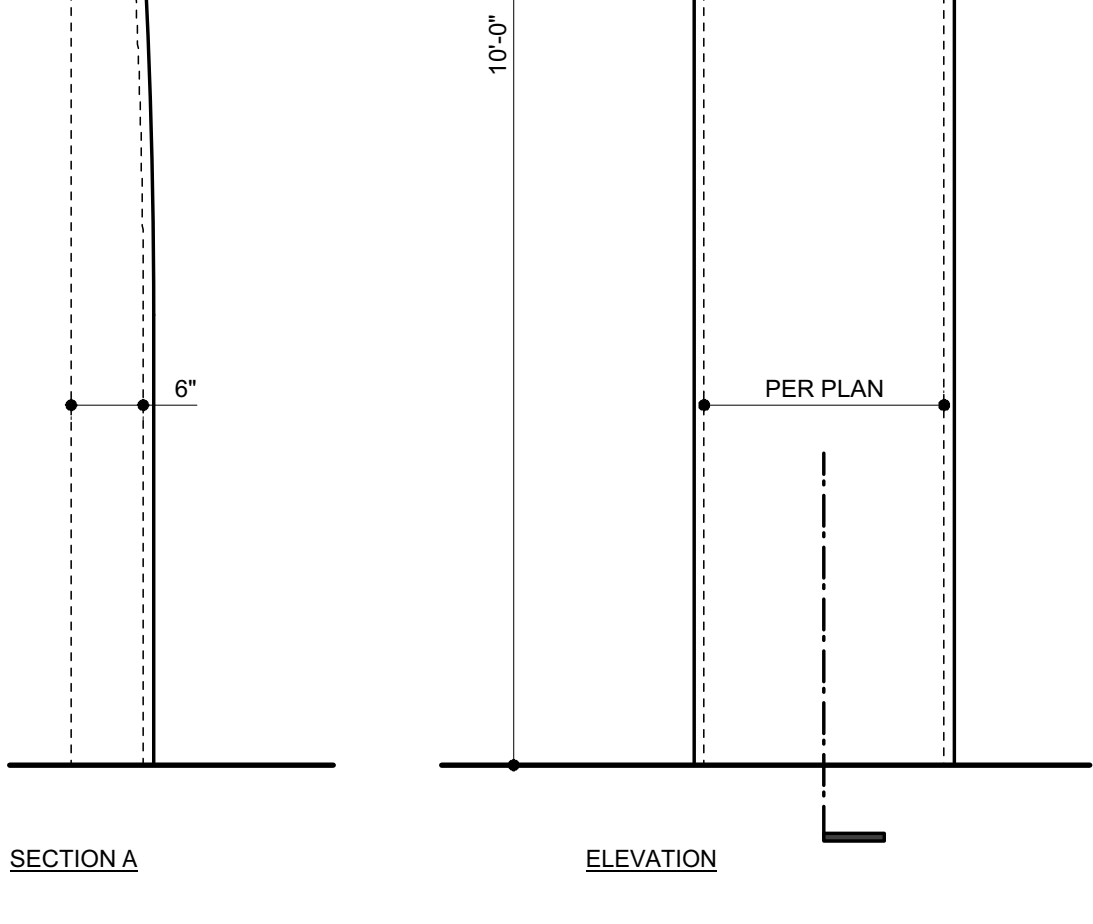
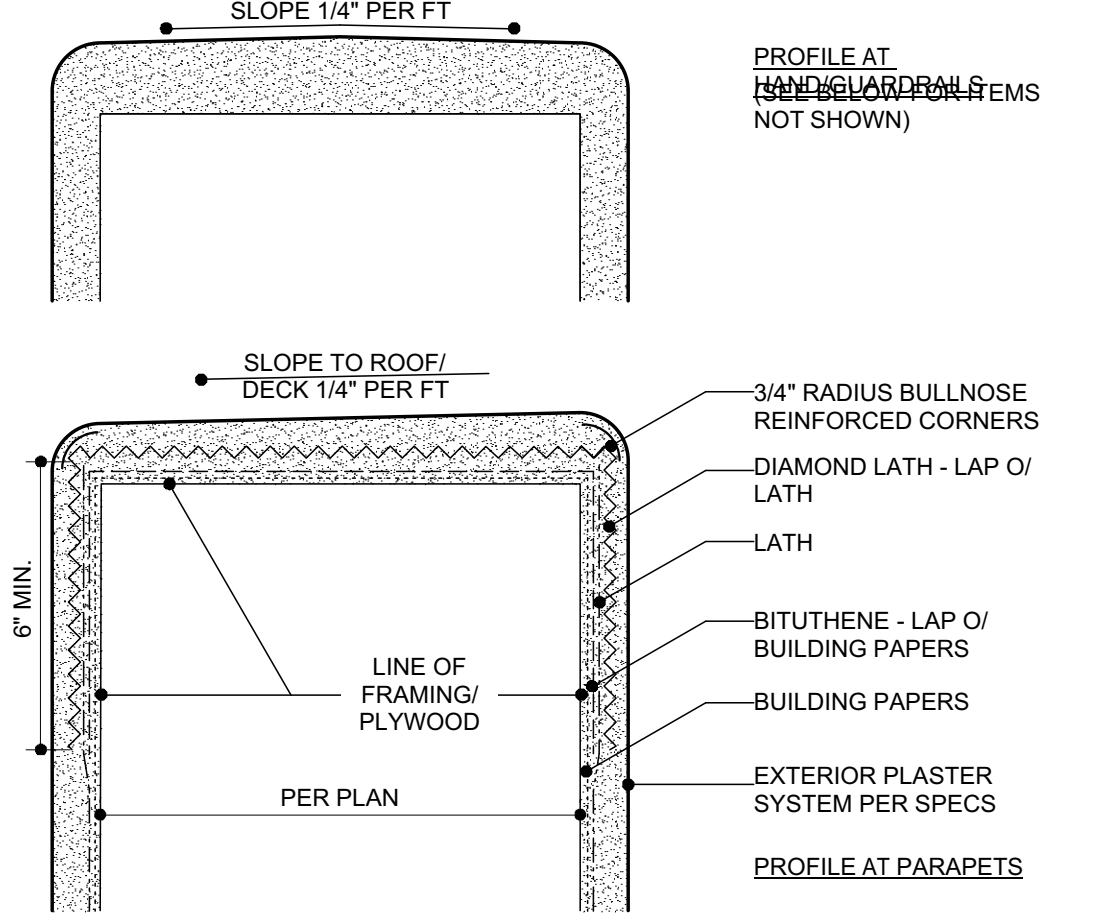
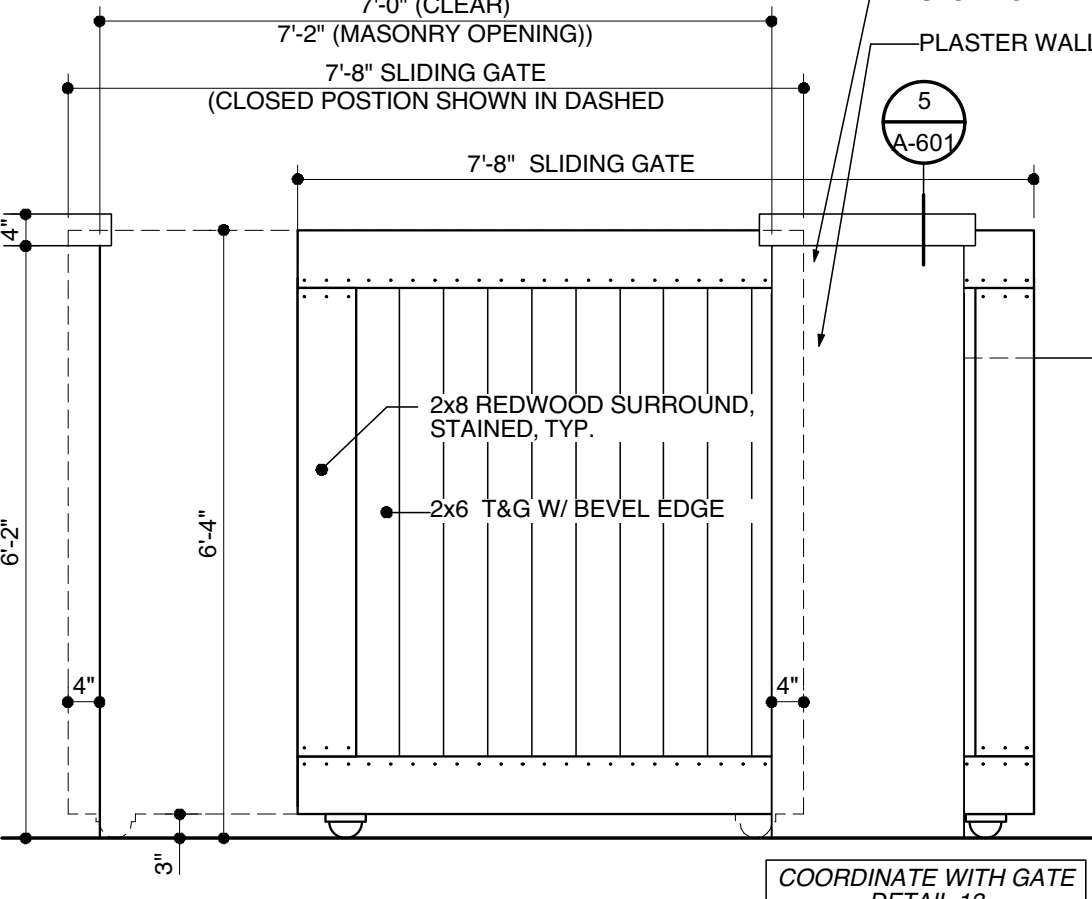
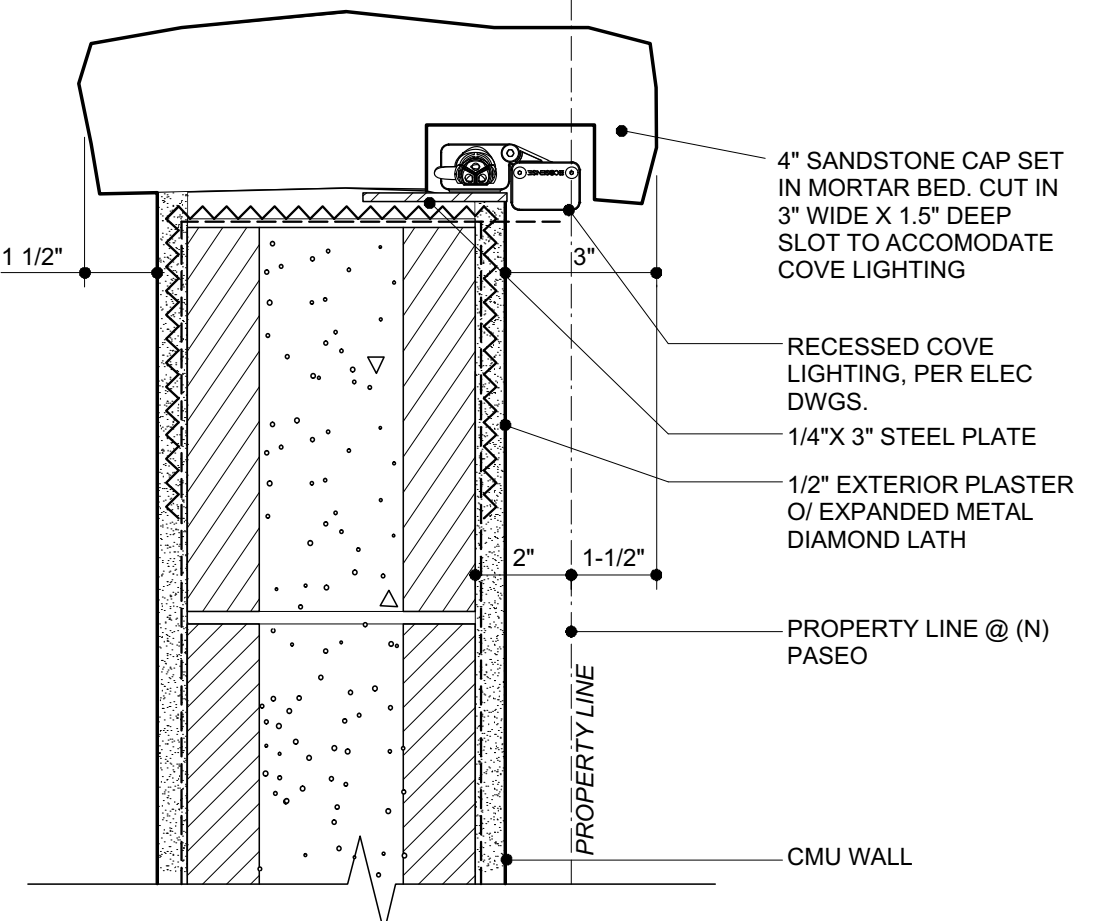
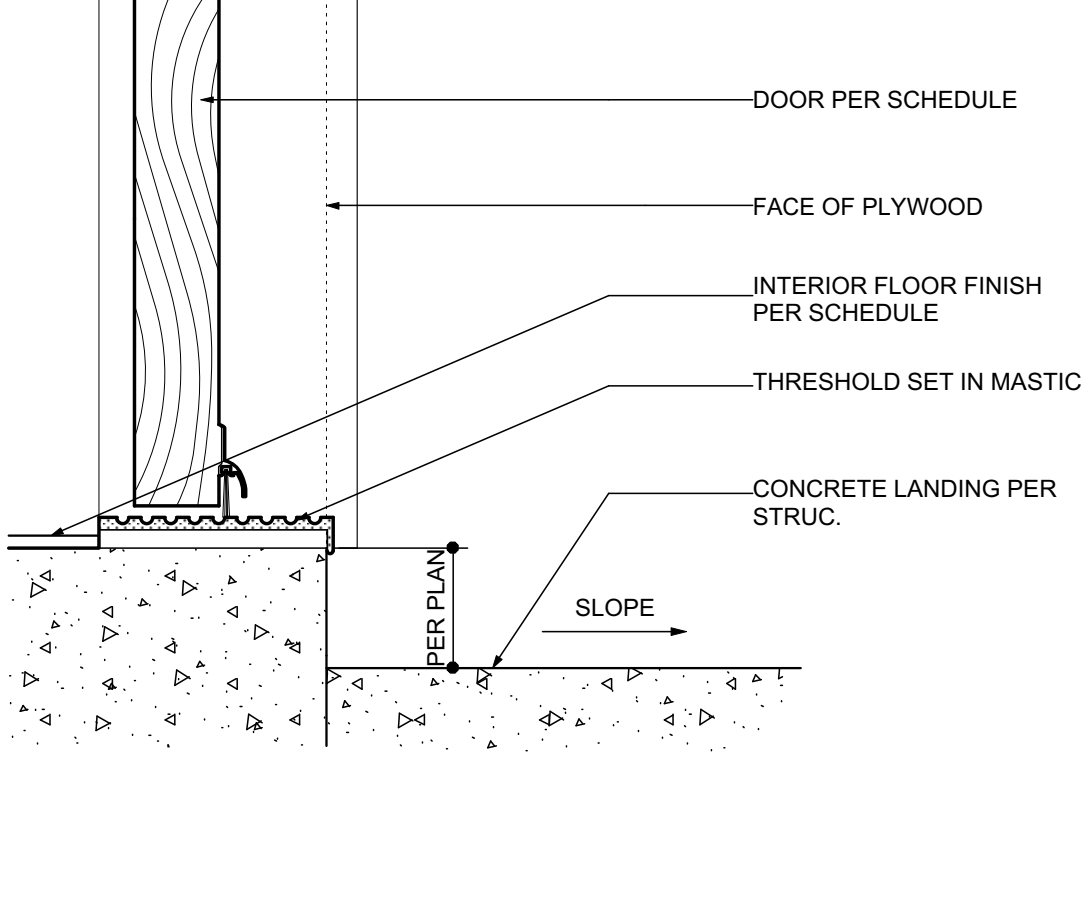
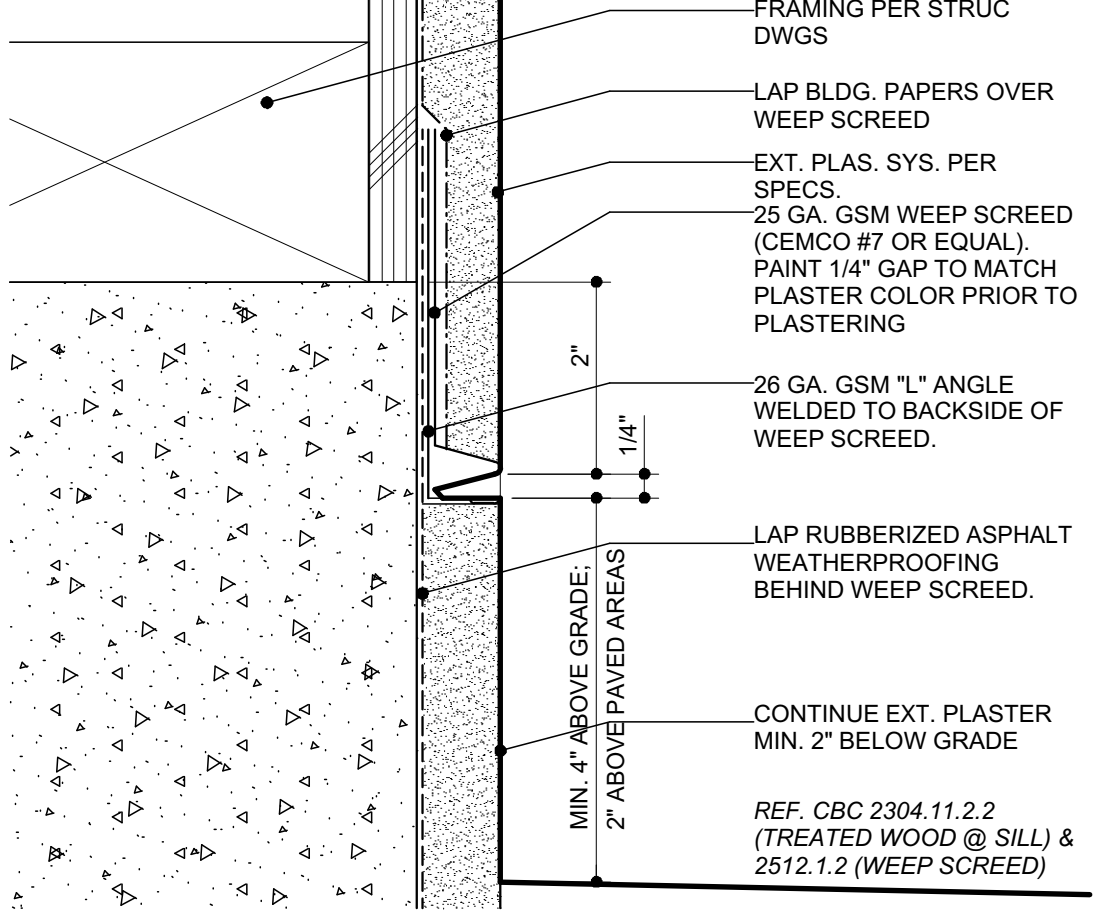
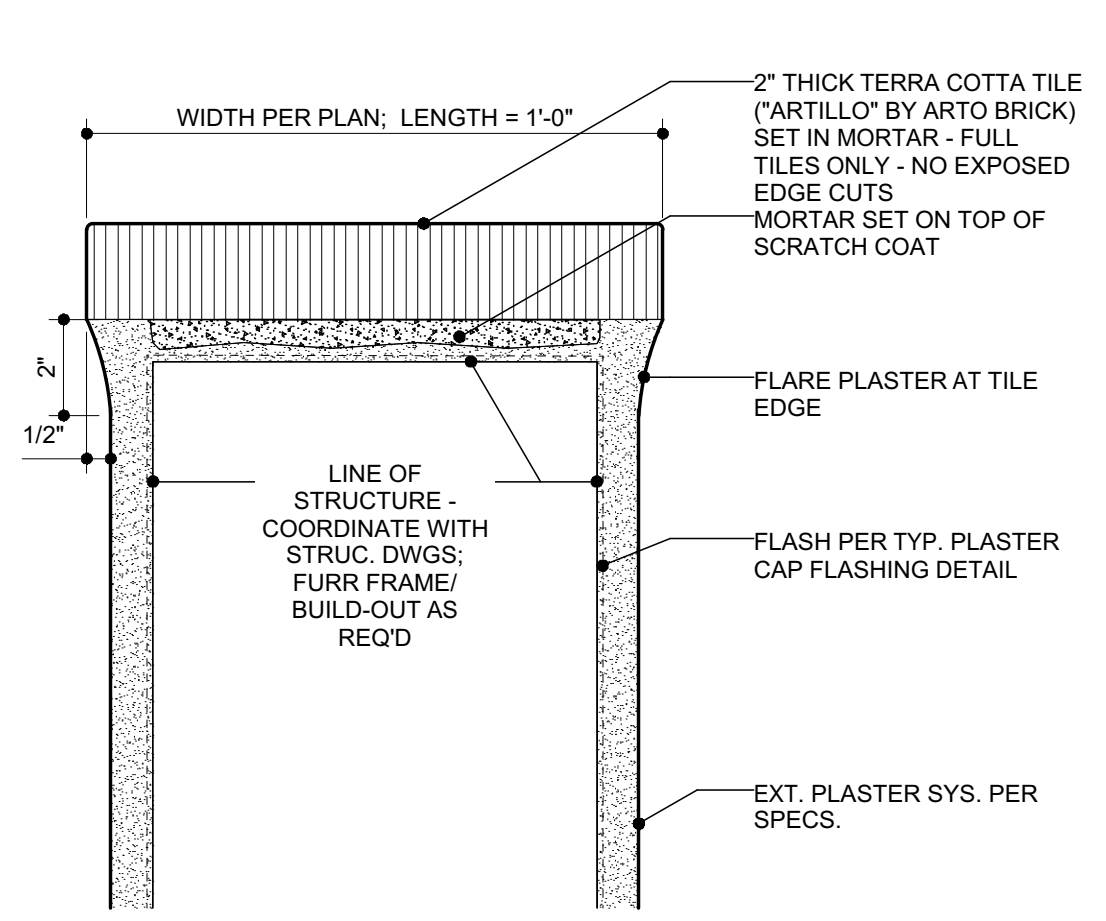
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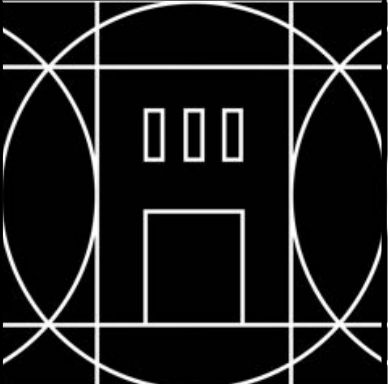
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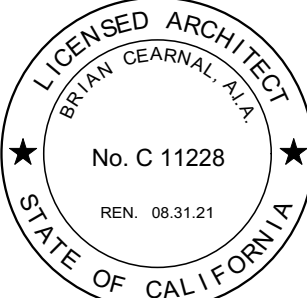
SHEET OF

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|---|---|---|---|---|
|  <p>ANDALUCIA W/B SHORT STEVEN HANDELMAN STUDIOS WALL BRACKET MOUNTING WIDTH: 9" HEIGHT: 22" PROJ: 15" GLASS: HEAVY SEEDY</p> |  |  |  |  |
| LIGHTING FIXTURE @ GARAGE (FRONT) | GATE HARDWARE | GARAGE DOOR HEAD | CMU PARTIAL HEIGHT WALL | PARAPET CAP |
|  <p>6" TOSCANA STEVEN HANDELMAN STUDIOS WALL BRACKET MOUNTING WIDTH: 6" HEIGHT: 18" PROJ: 10" GLASS: HEAVY SEEDY</p> |  |  |  |  |
| LIGHTING FIXTURE @ GARAGE (SIDE) | CONCRETE STAIR | GARAGE DOOR JAMB | PLASTER BUTRESS | PLASTER PARAPET CORNER |
|  <p>1. UTILIZE A HAMMER DRILL IN ORDER TO MAKE 1" DIAMETER HOLE THAT IS 3 1/8" DEEP 2. INSERT DROP-IN INSERT INTO HOLE. 3. USE HAMMER TO DRIVE THE INSERT INTO HOLE UNTIL FIRMLY SET. 4. TIGHTEN THREAD BAR INTO THE DROP-IN INSERT</p> <p>GRADE DROP-IN INSERT EXISTING CONCRETE</p> <p>SEE SHEET A-101 FOR BOLLARD CUT SHEET SEE ELEC. DWGS FOR ELEC INFORMATION</p> |  <p>STAIRS: NOTE: HANDRAIL TO EXTEND 12" BEYOND THE TOP RISER AND 12" PLUS THE TREAD DEPTH BEYOND THE BOTTOM NOSING AND RETURNED TO WALL OR NEWEL POST (SEE PLANS) [CBC 1003.3.3.6] RAMPS: NOTE: HANDRAIL TO EXTEND 12" BEYOND THE TOP AND BOTTOM OF THE RAMP SEGMENT AND SHALL BE PARALLEL WITH THE FLOOR OR GROUND SURFACE AND RETURNED TO WALL OR NEWEL POST (SEE PLANS) [UBC 1007.5a]</p> |  |  |  |
| TYP. BOLLARD INSTALLATION | W.I. HANDRAIL | DOOR HEAD/JAMB | PLASTER BUTRESS | TYPICAL PLASTER CAP/ FLASHING |
|  <p>COORDINATE WITH GATE DETAIL 13</p> |  |  |  |  |
| SLIDING WOOD GATE | CMU PARTIAL HEIGHT WALL | DOOR SILL @ GARAGE | TYP. FOUNDATION SILL SCREED | PARAPET CAP |



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ARCHITECTURE
INTERIOR DESIGN

521 1/2 STATE STREET
SANTA BARBARA
CALIFORNIA 93101
P: 805.963.8077
www.cearnal.com



Proposed project for:

Granada Plaza
1214 State Street
Santa Barbara, CA 93101

JOB NUMBER: 18-042

CONTENTS:

EXTERIOR
DETAILS

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SUBMITTALS

| DATE | TYPE |
|---------|---------------------|
| 8.21.18 | Planning Commission |

| | |
|---------|------------|
| 8.28.18 | Base Plans |
|---------|------------|

| | |
|---------|-----------------|
| 8.30.18 | Owner Check Set |
|---------|-----------------|

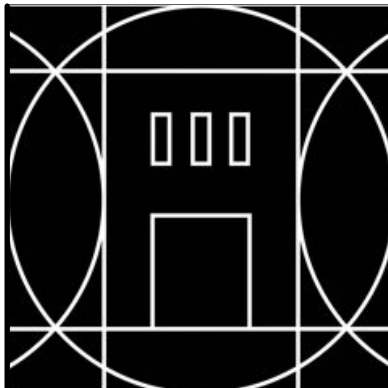
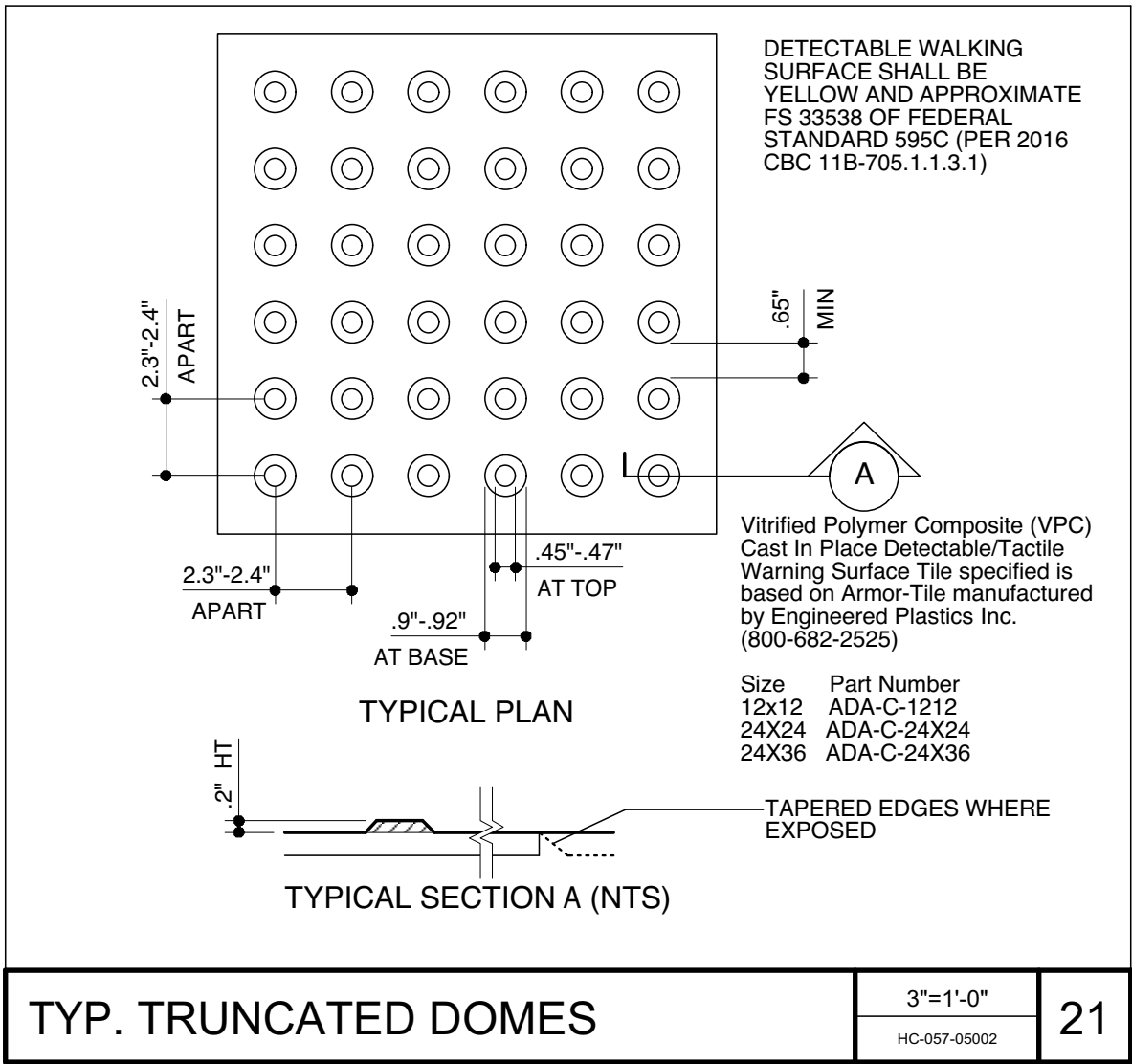
ISSUE DATE: 8.30.2019

REVISIONS

| NO. | DATE | TYPE |
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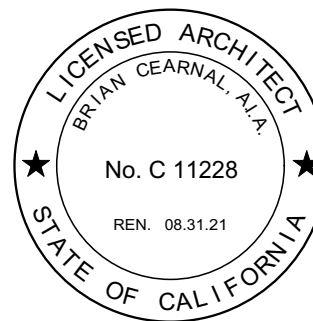
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SHEET OF



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SUBMITTALS

| DATE | TYPE |
|---------|--------------------|
| 8.21.18 | Planning Commision |

8.28.18 Base Plans

8.30.18 Onwer Check Set

ISSUE DATE: 8.30.2019

REVISIONS

| NO. | DATE | TYPE |
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SHEET OF

ELECTRICAL SPECIFICATION NOTES

PROVIDE ALL ELECTRICAL WORK, AND MATERIALS AS SHOWN ON THE DRAWINGS, AS CALLED FOR HEREIN, AND AS IS NECESSARY TO FURNISH A COMPLETE INSTALLATION.

THE INSTALLATION SHALL CONFORM TO ALL THE REQUIREMENTS OF THE CURRENTLY ADOPTED CALIFORNIA ELECTRICAL CODE, STATE OF CALIFORNIA TITLE 24, ALL OTHER APPLICABLE CODES AND ORDINANCES, AND THE REQUIREMENTS OF THE FIRE MARSHALL. ALL EQUIPMENT AND WIRING SHALL BEAR THE APPROVAL STAMP OF UNDERWRITERS' LABORATORY (UL) OR AN APPROVED TESTING LABORATORY. PAYMENT FOR ALL INSPECTION FEES AND PERMITS ARE PART OF THIS CONTRACT.

THIS CONTRACT SHALL BE RESPONSIBLE FOR THE SAFETY, AND GOOD CONDITION, OF ALL MATERIALS AND EQUIPMENT FOR THE ENTIRE INSTALLATION, AND UNIT COMPLETION OF WORK. ERECT AND MAINTAIN APPROVED AND SUITABLE BARRIERS, PROTECTIVE DEVICES, AND WARNING SIGNS. BE FULLY RESPONSIBLE FOR ANY LOSS OR INJURY TO PERSONS OR PROPERTY RESULTING FROM NEGLIGENT MAINTENANCE AND/OR ENFORCEMENT OF ALL SAFETY PRECAUTIONS AND WARNINGS.

COORDINATE THE ELECTRICAL INSTALLATION WITH ALL OTHER TRADES.

ALL SAWCUTTING, TRENCHING, BACKFILLING, AND PATCHING SHALL BE PART OF THIS CONTRACT. ALL BACKFILLING, COMPACTION, AND RESURFACING METHODS SHALL BE APPROVED BY THE ARCHITECT.

FINALIZE ALL ELECTRICAL SERVICE ARRANGEMENTS, INCLUDING VERIFICATION OF LOCATIONS, DETAILS, COORDINATION OF THE INSTALLATION, AND PAYMENT OF ACCRUED CHARGES WITH LOCAL POWER COMPANY. VERIFY LOCATION OF FACILITIES AND DETAILS WITH POWER UTILITY. IN ADDITION TO THE REQUIREMENTS SHOWN IN THE CONTRACT DOCUMENTS, WORK SHALL COMPLY WITH CONSTRUCTION STANDARDS AND SERVICE REQUIREMENTS OF THE RESPECTIVE UTILITIES, INCLUDING ANY SUPPLEMENTAL DRAWINGS ISSUED, AND SHALL BE SUBJECT TO APPROVAL OF THESE UTILITIES.

RACEWAYS FOR ALL CONDUCTORS IN EXPOSED AREAS LESS THAN 5'-0" ABOVE GRADE SHALL BE GALVANIZED STEEL CONDUIT OR PVC SCHEDULE 80, AS PERMITTED BY BUILDING CONSTRUCTION TYPE. UNDERGROUND CONDUITS SHALL BE BURIED A MINIMUM OF 24" BELOW GRADE, AND MAY BE PVC SCHEDULE 40; ALL CONDUIT RISERS FROM UNDERGROUND RUNS SHALL BE PVC SCHEDULE 80 OR RIGID GALVANIZED STEEL. RACEWAYS IN ALL CONCEALED AREAS MAY BE TYPE EMT. FLEXIBLE STEEL CONDUIT MAY BE USED IN CONCEALED AREAS, UP TO A MAXIMUM LENGTH OF 12'-0", IF A SUITABLE BONDING WIRE IS INSTALLED. THIS BONDING CONDUCTOR SHALL BE IN ADDITION TO THE REQUIRED EQUIPMENT GROUNDING CONDUCTOR. CONCEALED RACEWAYS FOR LOW VOLTAGE SYSTEMS WITHIN BUILDING CONSTRUCTION MAY BE EQUAL TO CARLON TYPE "EFT". ALL EMPTY CONDUITS SHALL HAVE A SUITABLE PULLCORD INSTALLED. A SUITABLE GROUNDING CONDUCTOR SHALL BE INSTALLED IN ALL LINE VOLTAGE CONDUIT RUNS. NOTE THAT THIS CONDUCTOR IS NOT NECESSARILY SHOWN ON THE DRAWINGS. CONDUCTOR-IN-CONDUIT TYPE SYSTEMS, SUCH AS "MC" CABLE SHALL NOT BE ALLOWED UNLESS SPECIFICALLY CLEARED BY THE ENGINEER. NO MORE THAN THREE NINETY DEGREE BENDS SHALL BE ALLOWED IN ANY CONDUIT RUN, BETWEEN PULL POINTS.

OUTLET AND JUNCTION BOXES SHALL BE GALVANIZED STEEL, 4" SQUARE BY 1-1/2" DEEP, OR LARGER. THEY SHALL BE FLUSH MOUNTED IN ALL FINISHED AREAS, AND SHALL INCLUDE A PLASTER RING SUITABLE FOR THE DEVICE MOUNTED IN THE BOX. TELEPHONE AND COMMUNICATIONS OUTLETS MAY CONSIST OF THE PLASTER RING, BUT NO BOX, WHERE NOISE TRANSMISSION FROM ONE ROOM TO THE NEXT IS NOT AN ISSUE. UNLESS OTHERWISE NOTED, CONDUIT STUBS SHALL STILL BE REQUIRED FOR ALL COMMUNICATIONS OUTLETS INTO ACCESSIBLE CEILING SPACE. ALL BOXES SHALL BE LISTED FOR THEIR USE, INCLUDING ANY FIRE RATING. ADDITIONALLY, REGARDLESS OF OUTLET LOCATIONS SHOWN ON THESE PLANS, BOXES SHALL BE LOCATED AS REQUIRED TO COMPLY WITH NOISE AND FIRE SEPARATION REQUIREMENTS.

PROVIDE ALL CONDUIT, WIRING, OUTLETS, DISCONNECT OR MANUAL MOTOR STARTER SWITCHES, AND EQUIPMENT NECESSARY TO CONNECT MECHANICAL SYSTEMS AND EQUIPMENT. INSTALL OUTLETS AND CONTROL WIRING FOR LOW VOLTAGE CONTROL EQUIPMENT, IF REQUIRED. PROVIDE ALL REQUIRED CONDUIT FOR LOW VOLTAGE SYSTEMS.

FURNISH AND INSTALL ALL LIGHT FIXTURES, COMPLETE WITH REQUIRED LAMPS, BALLASTS, MOUNTING TRIMS, AND DEVICES. ALL EXISTING FIXTURES TO REMAIN SHALL BE CLEANED, REPAIRED OR REPLACED AND RELAMPED AS NECESSARY. FIXTURES SHALL BE SUPPORTED FROM THE BUILDING STRUCTURE IN AN APPROVED MANNER. CONNECT T-BAR DROP-IN FIXTURES AT DIAGONAL CORNERS DIRECTLY TO STRUCTURE OVERHEAD USING MINIMUM #12 WIRES.

ALL FIXTURE AND OUTLET HEIGHTS AND LOCATIONS SHALL BE INDIVIDUALLY COORDINATED WITH THE ARCHITECT.

LIGHT SWITCHES SHALL BE 20A, EQUAL TO HUBBELL #CS120 SERIES. DUPLEX RECEPTACLES SHALL BE 20A, EQUAL TO HUBBELL #CRF20 SERIES. ALL DEVICE COVERPLATES IN FINISHED AREAS SHALL BE SMOOTH PLASTIC, OR BRUSHED ALUMINUM, AS SPECIFIED BY THE ARCHITECT. ALL DEVICE COVERPLATES IN UNFINISHED AREAS MAY BE SMOOTH PLASTIC OR PRESSED STEEL, AS SPECIFIED BY THE ARCHITECT. ALL COVERPLATES IN EXTERIOR LOCATIONS SHALL BE WEATHERPROOF. DEVICE AND COVERPLATE COLORS SHALL BE AS SPECIFIED BY THE ARCHITECT. WHERE MULTIPLE DEVICES EXIST, THEY SHALL BE GROUPED TOGETHER, AND GROUPED DEVICES SHALL BE UNDER A SINGLE COVER PLATE. DEVICES ON AN EMERGENCY OR BACKUP POWER SYSTEM SHALL BE RED IN COLOR.

PANELBOARDS SHALL BE EQUAL TO SQUARE D TYPE "NQ00". PROVIDE TYPEWRITTEN CIRCUIT DIRECTORIES PER PANEL SCHEDULES. PANEL DIRECTORIES SHALL INCLUDE THE PANEL OR SWITCHBOARD FROM WHICH THE PANEL IS FED. (1) 3/4" STUB INTO ACCESSIBLE CEILING SPACE IS REQUIRED FOR EVERY (3) SPARES OR SPACES IN RECESSED PANELBOARDS. CIRCUIT BREAKERS USED AS SWITCHES SHALL BE LISTED FOR SWITCHING AND MARKED "SWD" PER NEC 240-63(d).

SWITCHGEAR AND DISTRIBUTION EQUIPMENT SHALL BE SPECIFICATION GRADE, AS MANUFACTURED BY SQUARE D, SIEMENS, OR APPROVED EQUAL. ALL CONNECTIONS, TERMINATIONS, GROUNDING, AND HARDWARE ASSEMBLIES SHALL BE CHECKED BY AN EXPERIENCED SWITCHBOARD INSTALLER PRIOR TO ENERGIZATION. EACH CONNECTION POINT OR FASTENER SHALL BE ALIGNED AND TORQUED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. ANCHOR EACH SECTION TO THE FLOOR AND WALL. STRUCTURAL ANCHORAGE SHALL BE PER MANUFACTURER'S SPECIFICATIONS, AND SHALL BE APPROVED BY THE A/E.

ALL WIRING SHALL BE COPPER. INSULATION FOR BRANCH CIRCUIT CONDUCTORS SHALL BE TYPE "THWN". CONDUCTORS LARGER THAN #6 AWG MAY BE TYPE "THWN" OR "THW".

PROVIDE BRANCH CIRCUIT WIRING, OUTLETS, DEVICES, AND CONNECTIONS TO ALL EQUIPMENT. ELECTRICAL EQUIPMENT AND MATERIAL SHALL BE LISTED, LABELED, AND INSTALLED PER A RECOGNIZED ELECTRICAL TESTING LABORATORY.

STEEL, LIQUID-TIGHT, FLEXIBLE CONDUITS ARE REQUIRED FOR MOTOR CONNECTIONS, CONNECTIONS TO LIQUID-HANDLING EQUIPMENT, AND CONNECTIONS IN WET OR EXTERIOR LOCATIONS.

PROVIDE CONDUIT SEALS FOR ALL CONDUITS PENETRATING WEATHERPROOFING OR WEATHERPROOF ENCLOSURE ENVELOPE. MASTIC SEAL ALL CONDUIT OPENING PENETRATIONS COMPLETELY WATERTIGHT.

UNLESS SHOWN OTHERWISE, FUSED DISCONNECT SWITCHES SHALL BE PROVIDED WITH LOW-PEAK, DUAL ELEMENT FUSES SIZED TO EQUIPMENT NAMEPLATE FUSE CURRENT RATING. MANUAL MOTOR STARTERS SHALL BE PROVIDED WITH SIMILARLY SIZED FUSIBLE ELEMENTS. SWITCHES EXPOSED TO THE WEATHER SHALL BE TYPE NEMA 3R. ALL MOTOR DISCONNECTING MEANS SHALL BE HORSEPOWER RATED, BASED ON UNIT SERVED.

PANELBOARDS, TERMINAL CABINETS, SWITCHGEAR, DISCONNECTS, DISTRIBUTION BREAKERS, AND MISCELLANEOUS ELECTRICAL EQUIPMENT, SHALL HAVE LAMINATED, WHITE LETTERS ON BLACK BACKGROUND, PHENOLIC NAMEPLATES PROPERLY IDENTIFYING EACH ITEM.

PROVIDE ALL MATERIALS AND WORK REQUIRED TO LOCATE, AND CONNECT TO, EXISTING DISTRIBUTION EQUIPMENT. UPDATE EXISTING PANELBOARDS WITH NEW TYPEWRITTEN CIRCUIT DIRECTORIES, AND FURNISH NEW CIRCUIT BREAKERS AS REQUIRED. EXISTING CIRCUIT DESCRIPTIONS IN EXISTING PANEL DIRECTORIES SHALL BE USED FOR EXISTING CIRCUITS TO REMAIN IF THEY ARE MORE DETAILED THAN THE PANEL SCHEDULES SHOWN IN THESE PLANS. RECONNECT ANY BRANCH CIRCUITS INTERRUPTED DURING DEMOLITION THAT ARE TO REMAIN. PANELBOARD CIRCUIT DIRECTORIES SHALL INCLUDE WHERE THE PANEL IS FED FROM.

RE-USE OF EXISTING BRANCH CIRCUIT CONDUITS AND WIRING IS ACCEPTABLE IF IN COMPLIANCE WITH ALL APPLICABLE CODES AND ORDINANCES, AND APPROVED BY THE A/E.

INFORMATION SHOWN WAS OBTAINED FROM "AS-BUILT" DRAWINGS. VISIT THE SITE PRIOR TO BID TO VERIFY EXISTING CONDITIONS, AND MAKE ALLOWANCE FOR VARIATIONS TO THAT WHICH IS SHOWN.

(5) COPIES OF SUBMITTAL DRAWINGS ARE REQUIRED FOR DISTRIBUTION EQUIPMENT, LIGHT FIXTURES, DEVICES, AND COVERPLATES. SUBSTITUTIONS MAY BE APPROVED BY THE ENGINEER IF THE SUBMITTAL SHOWS A REASONABLE BENEFIT TO THE OWNER. NO PRIOR APPROVAL FOR SUBSTITUTIONS SHALL BE GIVEN BEFORE SUBMITTALS. AS SUCH, BID COMPARISONS MUST BE MADE BASED ON SPECIFIED EQUIPMENT. THE ENGINEER RESERVES THE RIGHT TO REJECT SUBMITTALS BASED ON INCOMPLETENESS OF THE SUBMITTAL, AS WELL AS NOT MEETING THE REQUIREMENTS OF THE PLANS AND SPECIFICATIONS. SUBMITTALS MUST BE PROVIDED FOR SPECIFIED EQUIPMENT, AS WELL AS ANY SUBSTITUTIONS.

PROVIDE PANEL AND CIRCUIT NUMBER ON WALL OUTLET AND LIGHT SWITCH COVERPLATES. USE A TAPE TYPE SYSTEM EQUAL TO KROY OR BROTHER.

| | | | | | | | | | | | |
|--|-----|-----|-----------------|----------------|-----------------|------|------|----------------------|----------------|-------------------|--|
| 100A MCB, 125A BUSSING 120/208V, 1Ø3W SQUARE D TYPE QO TYPE Q011224L1125G | | | | | | | | | | MOUNTING: SURFACE | |
| DESCRIPTION/LOCATION | ØA | ØB | CIRCUIT BREAKER | CIRCUIT NUMBER | CIRCUIT BREAKER | ØA | ØB | DESCRIPTION/LOCATION | | | |
| *LIGHTS | 351 | | 20/1 | 1 | 2 | 20/1 | 1200 | GARAGE DOOR OPEN | | | |
| RECEPTS | | 540 | | 3 | 4 | | 1200 | ↓ | | | |
| SPARE | -- | -- | | 5 | 6 | -- | -- | SPACE | | | |
| ↓ | | | | 7 | 8 | | | | | | |
| SPACE | -- | -- | | 9 | 10 | -- | -- | | | | |
| ↓ | | | | 11 | 12 | -- | -- | ↓ | | | |
| CONNECTED LOAD | | | | | | | 1.55 | 1.74 | 3.29 kVA CONN. | | |
| * LONG CONTINUOUS LOAD (LCL) OR LARGEST MOTOR LOAD (LML) | | | | | | | | | 0.09 LCL & LML | | |
| △ PROVIDE CIRCUIT BREAKER LOCK-ON DEVICE AND RED HANDLED BREAKER | | | | | | | | | 3.38 TOTAL kVA | | |
| ◇ ISOLATED GROUND CIRCUIT | | | | | | | | | 16 TOTAL AMPS | | |
| * GFI TYPE BREAKER | | | | | | | | | | | |

| | | | | | | | | | | | |
|--|-----|-----|-----------------|----------------|-----------------|------|------|----------------------|----------------|-------------------|--|
| 100A MCB, 125A BUSSING 120/208V, 1Ø3W SQUARE D TYPE QO TYPE Q011224L1125G | | | | | | | | | | MOUNTING: SURFACE | |
| DESCRIPTION/LOCATION | ØA | ØB | CIRCUIT BREAKER | CIRCUIT NUMBER | CIRCUIT BREAKER | ØA | ØB | DESCRIPTION/LOCATION | | | |
| *LIGHTS | 381 | | 20/1 | 1 | 2 | 20/1 | 1200 | GARAGE DOOR OPENER | | | |
| RECEPTS | | 540 | | 3 | 4 | | 1200 | ↓ | | | |
| SPARE | -- | -- | | 5 | 6 | -- | -- | SPACE | | | |
| ↓ | | | | 7 | 8 | | | | | | |
| SPACE | -- | -- | | 9 | 10 | -- | -- | | | | |
| ↓ | | | | 11 | 12 | -- | -- | ↓ | | | |
| CONNECTED LOAD | | | | | | | 1.58 | 1.74 | 3.32 kVA CONN. | | |
| * LONG CONTINUOUS LOAD (LCL) OR LARGEST MOTOR LOAD (LML) | | | | | | | | | 0.10 LCL & LML | | |
| △ PROVIDE CIRCUIT BREAKER LOCK-ON DEVICE AND RED HANDLED BREAKER | | | | | | | | | 3.42 TOTAL kVA | | |
| ◇ ISOLATED GROUND CIRCUIT | | | | | | | | | 16 TOTAL AMPS | | |
| * GFI TYPE BREAKER | | | | | | | | | | | |

| | | | | | | | | | | | |
|--|-----|-----|-----------------|----------------|-----------------|------|------|----------------------|----------------|-------------------------------------|--|
| 100A MCB, 125A BUSSING 120/240V, 1Ø3W | | | | | | | | | | MOUNTING: WITHIN METER/MAIN CABINET | |
| DESCRIPTION/LOCATION | ØA | ØB | CIRCUIT BREAKER | CIRCUIT NUMBER | CIRCUIT BREAKER | ØA | ØB | DESCRIPTION/LOCATION | | | |
| *LIGHTS | 800 | | 20/1 | 1 | 2 | 20/1 | 200 | UPLIGHTS | | | |
| RECEPTS | | 360 | | 3 | 4 | | 150 | STRING LTS | | | |
| LTG CONTROL PANEL | 150 | | | 5 | 6 | | 150 | ↓ | | | |
| SPACE | -- | -- | | 7 | 8 | | 150 | ↓ | | | |
| SPARE | -- | -- | | 9 | 10 | -- | -- | SPACE | | | |
| ↓ | | | | 11 | 12 | -- | -- | ↓ | | | |
| CONNECTED LOAD | | | | | | | 0.80 | 0.36 | 1.16 kVA CONN. | | |
| * LONG CONTINUOUS LOAD (LCL) OR LARGEST MOTOR LOAD (LML) | | | | | | | | | 0.29 LCL & LML | | |
| △ PROVIDE CIRCUIT BREAKER LOCK-ON DEVICE AND RED HANDLED BREAKER | | | | | | | | | 1.45 TOTAL kVA | | |
| ◇ ISOLATED GROUND CIRCUIT | | | | | | | | | 6 TOTAL AMPS | | |
| * GFI TYPE BREAKER | | | | | | | | | | | |

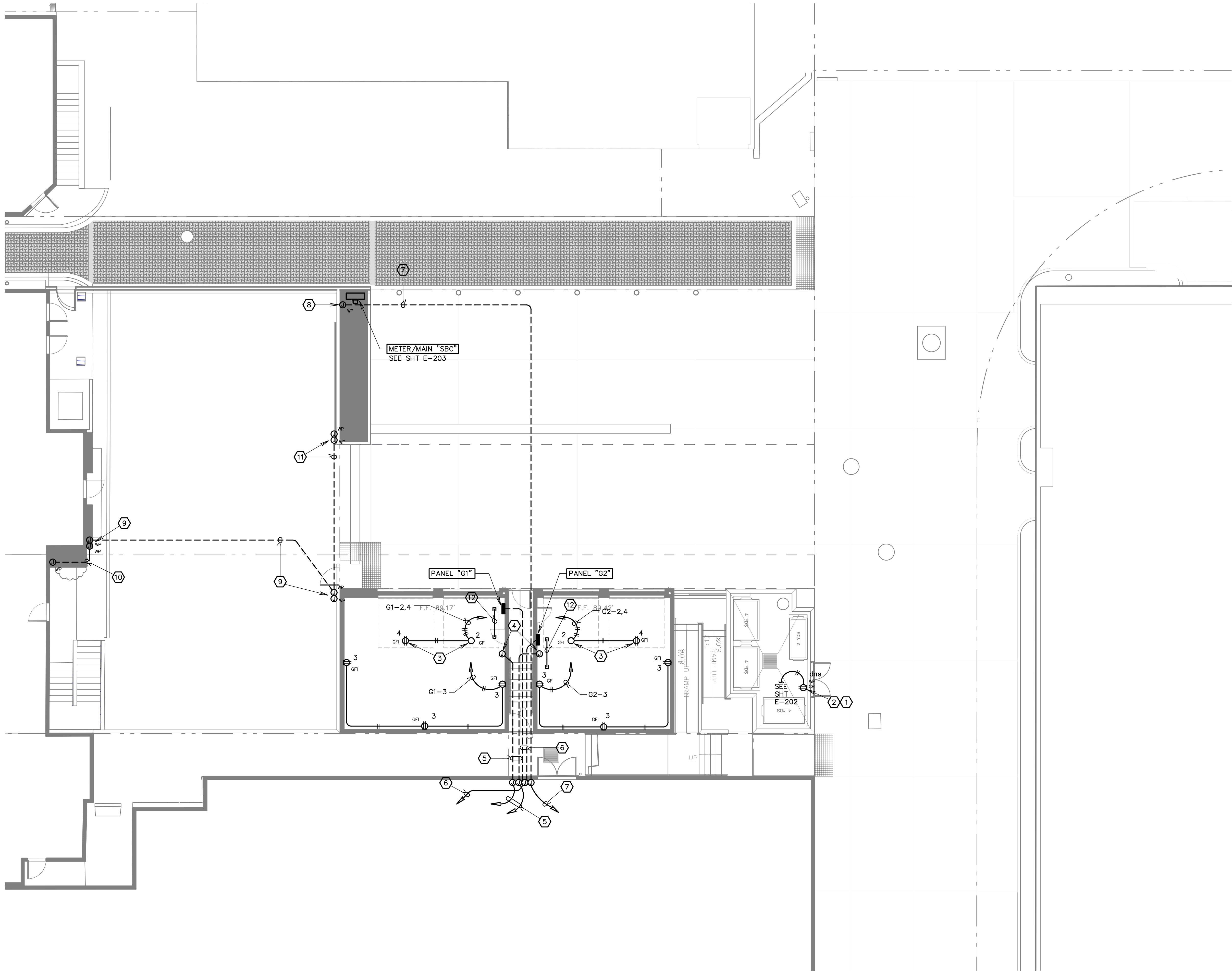
LIGHT FIXTURE SCHEDULE

| FIXT. | MANUFACTURER | CATALOGUE NUMBER | MOUNTING | LAMPING | WATTS |
|-------|----------------|---------------------------|----------------------|--------------|--------|
| A | ECOSENSE | L50-E-48-10-30-90-MULT | (1) RECESSED, COVE | LED INCLUDED | 10/FT |
| A1 | NTC | 6915-30-U-3K-F(4)-(5)-(6) | (3) SURFACE, ON BASE | LED INCLUDED | 30 |
| B | LITHONIA | LBL4-40L-LP385 | SURFACE, CEILING | LED INCLUDED | 41 |
| C | DECORATIVE LED | LANTERN | SURFACE, WALL | LED INCLUDED | 30 MAX |
| D | BEGA | 88-300-K3 | (2) RECESSED, WALL | LED INCLUDED | 1 |
| E | BEGA | 22-137-K3 | RECESSED, WALL | LED INCLUDED | 12 |
| F | BEGA | 2249 LED - K3 | RECESSED, WALL | LED INCLUDED | 13 |
| G | LITHONIA | OLW14-XX | SURFACE, WALL | LED INCLUDED | 18 |
| H | DECORATIVE LED | LANTERN | SURFACE, WALL | LED INCLUDED | 30 MAX |
| U | DESIGN PLAN | CB6910-5-V1-I | (7) RECESSED, GROUND | LED INCLUDED | 13 |

| GENERAL NOTES | |
|---|---|
| ALL MOUNTING HEIGHTS AND EXACT LOCATIONS SHALL BE COORDINATED WITH ARCHITECT, BEFORE ROUGH-IN. MOUNTING OUTLET BOX, OR FIXTURE, TO NEAREST STUD IS NOT ACCEPTABLE. | |
| ALL INTERIOR FLUORESCENT LAMPS SHALL BE 3500K COLOR, TYPE SP35, UON. ALL EXTERIOR FLUORESCENT LAMPS SHALL BE 2700k COLOR, TYPE SP27, UON. | |
| ALL FLUORESCENT BALLASTS SHALL BE ELECTRONIC. FLUORESCENT LAMP BALLASTS SHALL BE PREMIUM QUALITY EQUAL TO UNIVERSAL OR ADVANCE. BALLAST MODEL AND MANUFACTURER SHALL BE INCLUDED IN FIXTURE SUBMITTALS. | |
| ALL FINISHES SHALL BE CHOSEN BY ARCHITECT. FOR BID PURPOSES, ASSUME A STANDARD FINISH, UON. | |
| KEYED NOTES LEGEND | |
| ① | RECESSED INTO TOP CAP OF WALL. PROVIDE ALL REQUIRED ACCESSORIES (MOUNTING HARDWARE, LEADER CABLES, AND CONNECTORS) FOR A COMPLETE COVE LIGHTING SYSTEM. |
| ② | PROVIDE (1) REMOTE 25W LED DRIVER AND BOX EQUAL TO BEGA #19-580 FOR (3) TYPE D FIXTURE SHOWN ON THE PLANS. LIGHT IS TO BE MOUNTED VERTICALLY. |
| ③ | SEE MANUFACTURER'S INSTRUCTIONS FOR BASE REQUIREMENTS. THESE UNITS ARE STRUCTURAL AS WELL AS ELECTRICAL. |
| ④ | COORDINATE WITH CITY. ASSUME MALAGA GREEN (CUSTOM). |
| ⑤ | COORDINATE REQUIRED ANCHORING FOR EACH FIXTURE. |
| ⑥ | COORDINATE CHAIN OPTION FOR EACH FIXTURE. PROVIDE CHAINS TO MATCH FIXTURE COLOR. COORDINATE LENGTHS IN THE FIELD. |
| ⑦ | PROVIDE REMOTE POWER PACKS EQUAL TO DESIGN PLAN PPCT00543 |

ELECTRICAL SYMBOLS

| LIGHTING | | CONDUIT & WIRE | |
|---|--|--|---|
| SEE LIGHT FIXTURE SCHEDULE FOR ADDITIONAL INFORMATION | | ALL WIRE SHALL BE #12 THIN CU UON | |
| | LED COVE LIGHT (LETTER DESIGNATION REFERS TO FIXTURE TYPE AS SPECIFIED IN THE LIGHT FIXTURE SCHEDULE) | | (4) #12 + ground MAX. IN 1/2" CONDUIT |
| | LIGHT MAY BE INGRADE WALL LIGHT OR SURFACE BOLLARD LIGHT | | (8) #12 + ground MAX. IN 3/4" CONDUIT |
| | SURFACE, WALL MOUNTED, HEIGHT VARIES | | (16) #12 + ground MAX. IN 1" CONDUIT |
| | WALKWAY/STEP LIGHT, LOW IN WALL | | BELOW GRADE OR FLOOR |
| | LED STRING LIGHT ON OR BETWEEN POLE TOPS | | STUBBED AND CAPPED |
| | FLUORESCENT STRIP | | WIREMOLD G4000 |
| | EXIT SIGN (SINGLE OR DOUBLE FACED WITH DIRECTIONAL ARROWS AS SHOWN) | | PLUGMOLD, WIREMOLD G20GBAX12 |
| WALL MOUNTED RECEPTACLES | | SWITCHES & CONTROLS | |
| MOUNT AT +18" TO 6" UNLESS OTHERWISE NOTED | | MOUNT AT +44" TO 6" UNLESS OTHERWISE NOTED | |
| | 20A DUPLEX, VERTICALLY MOUNTED | S | SINGLE POLE (SPST) |
| | 20A HALF SWITCHED DUPLEX RECEPTACLE | S2 | TWO POLE (DPST) |
| | 20A DUPLEX, HORIZONTALLY MOUNTED | S3 | 3-WAY (SPDT) |
| | DOUBLE DUPLEX | S4 | 4-WAY (DPDT) |
| | CATV AND/OR VIDEO | Sp | WITH PILOT LIGHT |
| | TELEPHONE AND/OR COMMUNICATIONS (PROVIDE 3/4"OO INTO ACCESSIBLE CEILING SPACE, UON) | SD | DOOR OPERATED |
| | NON-STANDARD OUTLET (SEE PLANS FOR NEMA CONFIGURATION) | S1 | TIMER |
| | | SK | KEY OPERATED |
| | | | WALLBOX DIMMER (RATED FOR THE LAMP TYPES AND WATTAGE OF THE LOAD THEY CONTROL, INCLUDING REQUIRED DERATING FOR MULTIGANG INSTALLATIONS) |
| LETTER DESIGNATIONS | | FLOOR OUTLETS | |
| AC | ABOVE COUNTER (MOUNT ABOVE COUNTER SPLASH, BUT NOT ABOVE +48" TO TOP OF BOX, AS DIRECTED BY ARCHITECT) | | 20A DUPLEX (OUTLETS SHALL BE FLUSH, RECESSED, OR PEDESTAL TYPE, AND SHALL BE AS SPECIFIED IN THE PLANS AND SPECIFICATIONS) |
| AHJ | AUTHORITY HAVING JURISDICTION | | TEL/COMM |
| CO | CONDUIT ONLY (WITH PULL CORD) | | |
| dns | DO NOT SWITCH (LIGHT FIXTURE SHALL BE WIRED HOT) | | |
| EX | EXISTING, TO REMAIN | | |
| EXR | EXISTING, TO BE REMOVED | | |
| FLA | FULL LOAD AMPS | | |
| GD | CONNECT, AS REQ'D TO GARBAGE DISPOSAL | | |
| GFI | GROUND FAULT INTERRUPTING | | |
| GWS | GANG WITH SWITCH | | |
| MCA | MINIMUM CIRCUIT AMPS | | |
| MCB | MAIN CIRCUIT BREAKER | | |
| MFS | MAXIMUM FUSE SIZE | | |
| MLO | MAIN LUGS ONLY | | |
| NL | NIGHT LIGHT (LIGHT FIXTURE TO BE LEFT ON 24-HOURS A DAY) | | |
| REF | LOCATE, AS REQ'D FOR REFRIGERATOR | | |
| REL | EXISTING, RELOCATED TO NEW POSITION | | |
| TW | TANDEM WIRED | | |
| TYP | TYPICAL | | |
| UON | UNLESS OTHERWISE NOTED | | |
| WM | OUTLET MOUNTED IN WIREMOLD | | |
| WP | WEATHERPROOF (NEMA 3R IF ENCLOSURE) | | |
| WT | WALL TELEPHONE (MOUNTING HEIGHT, AS DIRECTED BY ARCHITECT) | | |
| MISC. OUTLETS & EQUIPMENT | | | |
| | TIME SWITCH | | THERMOSTAT (+44" STANDARD UON) |
| | JUNCTION BOX | | MOTOR |
| | DISCONNECTION SWITCH | | TRANSFORMER |
| | RELAY OR CONTACTOR (IN NEMA 1 ENCLOSURE UON) | | MANUAL MOTOR STARTER |
| | SPEAKER | | VOLUME CONTROL SWITCH |
| | DOORBELL | | FIRE ALARM PULL STATION |
| | FIRE ALARM HORN | | FIRE ALARM CHIME |
| | FIRE ALARM VISUAL | | FIRE ALARM AUDIO/VISUAL |
| | FIRE ALARM SMOKE DETECTOR | | FIRE ALARM HEAT DETECTOR |
| | FIRE ALARM SMOKE/CO DETECTOR | | OCCUPANCY SENSOR (CEILING OR WALL MOUNTED) |
| | PHOTOCELL | | UTILITY OR TENANT METER, INCLUDING SOCKET AND ALL REQUIRED ACCESSORIES |
| | UTILITY METER SOCKET AND BLANK COVER FOR FUTURE METER | | |

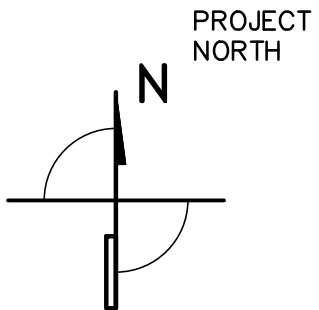


SHEET NOTES LEGEND

- 1 PROVIDE WITH LOCKABLE COVER.
- 2 THIS OUTLET TO BE POWERED FROM GRANADA THEATRE LIGHTING CIRCUIT. ENSURE HOT CIRCUIT IS PULLED OUT TO THIS DEVICE.
- 3 PROVIDE ALL POWER AS REQUIRED FOR GARAGE DOOR OPENER.
- 4 PROVIDE A 6"x6"x4" JUNCTION BOX AT +24" AFF FOR POTENTIAL FUTURE COMMUNICATIONS.
- 5 PROVIDE 1" CO FROM EACH GARAGE INTO BASEMENT OF GRANADA BUILDING. EXTEND TO BASEMENT LEVEL COMMUNICATIONS ROOM. PROVIDE CONDUITS WITH PULL CORDS.
- 6 PROVIDE 1-1/4"(3)#2+(1)#8G THWN CU TO EACH GARAGE PANEL. FEEDERS MAY BE COMBINED INTO A SINGLE 2" C WHILE RUN THROUGH GRANADA BASEMENT. TAKE TO GRANADA BUILDING SWITCHGEAR IN BASEMENT AND TERMINATE AT RESIDENTS MAIN BREAKERS. SEE ONE LINE DIAGRAM.
- 7 PROVIDE ONE 2-1/2" CO TO TRUCK DOCKING WALL. RUN THROUGH GRANADA THEATRE BASEMENT TO GRANADA THEATRE MAIN SWITCHBOARD AS REQUIRED.
- 8 PROVIDE 18"x18"x6" NEMA 3R JUNCTION BOX LOW ON WALL. BOTTOM OF BOX SHALL BE A MAXIMUM OF 12" AFF. THIS BOX IS FOR POTENTIAL FUTURE BUS AND TRUCK POWER.
- 9 PROVIDE (2) 1" CO FROM BUILDING, TO NEW PEDESTRIAN GATE CONTROLLER LOCATION. ONE CONDUIT FOR POWER AND ONE FOR CONTROLS. COORDINATE EXACT STUB-UP LOCATIONS ON BOTH ENDS WITH PROPERTY OWNERS.
- 10 PROVIDE (1) 1" CO BETWEEN PROPERTIES, AS REQUIRED, SO GATE CAN BE CONTROLLED FROM EITHER PROPERTY. COORDINATE EXACT STUB-UP LOCATIONS ON BOTH ENDS WITH PROPERTY OWNERS.
- 11 PROVIDE (1) 1" CO (POWER) AND (1) 1" CO (CONTROLS) FROM PEDESTRIAN GATE TO VEHICLE GATE CONTROLS. COORDINATE ALL REQUIREMENTS WITH PROPERTY OWNERS.
- 12 PROVIDE (1) 1-1/4" CONDUIT FROM ROOF NEAR GARAGE PANEL FOR FUTURE PV SYSTEM. CONDUIT SHALL BE STUBBED OUT ON ROOF AND CAPPED. PROVIDE WEATHER PROOFING SO ALL CONDUIT PENETRATIONS ARE SEALED WATER TIGHT. COORDINATE ALL LOCATIONS WITH ARCHITECT.

ELECTRICAL POWER PLAN

SCALE: 1/8" = 1'-0"



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MT1508E201.dwg 4.19.18



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Proposed project for:
Granada Plaza
1214 State Street
Santa Barbara, CA 93101

JOB NUMBER: 15-001

CONTENTS:
ELECTRICAL
POWER PLAN

DRAWN BY: TCN/VLH

CHECKED BY: AJN

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SUBMITTALS

| DATE | TYPE |
|----------|---------------------|
| 10.06.17 | Owner Check Set |
| 11.31.18 | Owner Set/ DART |
| 5.2.18 | Owner/ DART |
| 8.21.18 | Planning Commission |

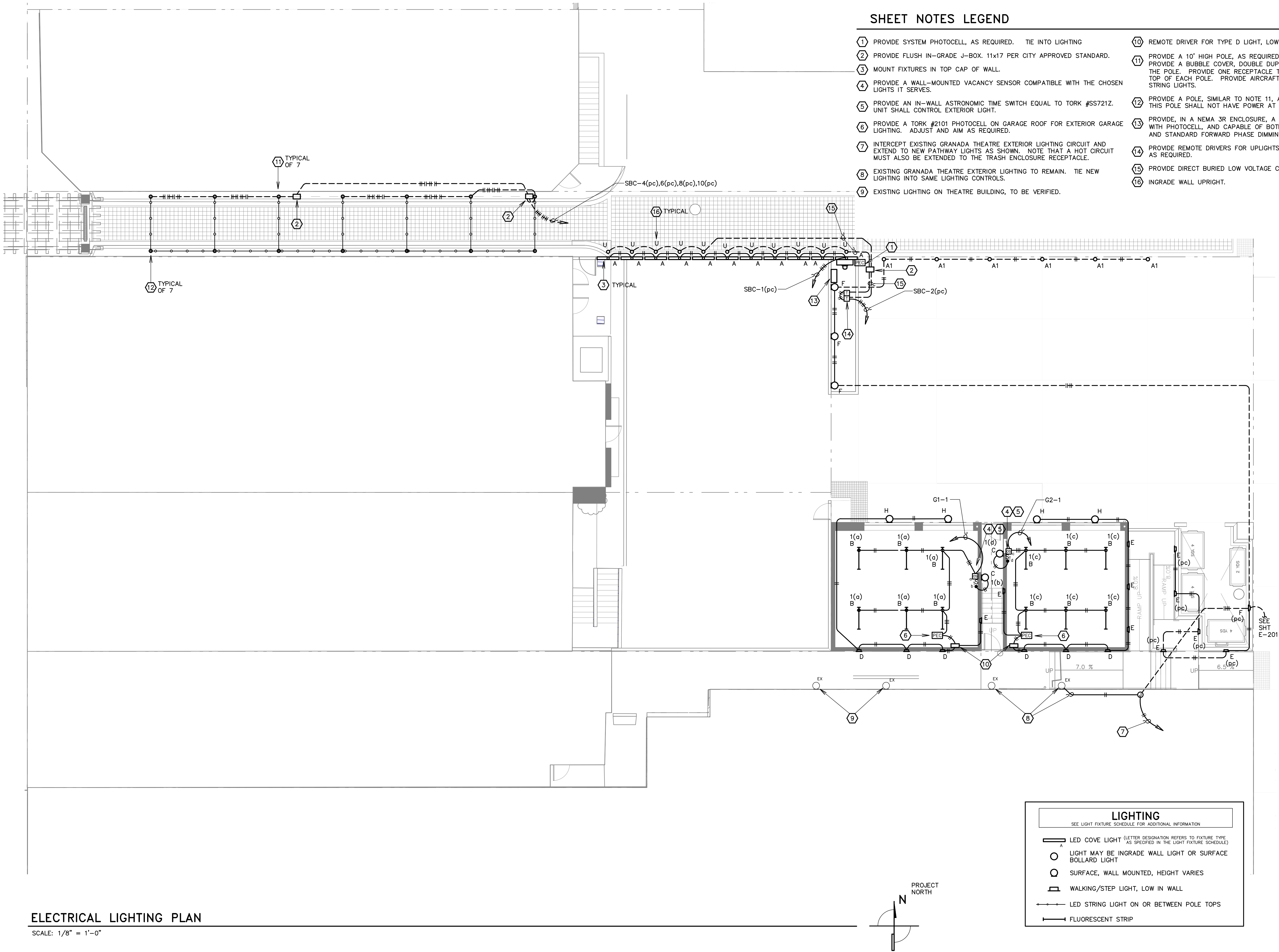
ISSUE DATE: 8.21.2018

REVISIONS:

| NO. | DATE | TYPE |
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E-201

SHEET OF



SHEET NOTES LEGEND

- 1 PROVIDE SYSTEM PHOTOCELL, AS REQUIRED. TIE INTO LIGHTING
- 2 PROVIDE FLUSH IN-GRADE J-BOX. 11x17 PER CITY APPROVED STANDARD.
- 3 MOUNT FIXTURES IN TOP CAP OF WALL.
- 4 PROVIDE A WALL-MOUNTED VACANCY SENSOR COMPATIBLE WITH THE CHOSEN LIGHTS IT SERVES.
- 5 PROVIDE AN IN-WALL ASTRONOMIC TIME SWITCH EQUAL TO TORK #SS721Z. UNIT SHALL CONTROL EXTERIOR LIGHT.
- 6 PROVIDE A TORK #2101 PHOTOCELL ON GARAGE ROOF FOR EXTERIOR GARAGE LIGHTING. ADJUST AND AIM AS REQUIRED.
- 7 INTERCEPT EXISTING GRANADA THEATRE EXTERIOR LIGHTING CIRCUIT AND EXTEND TO NEW PATHWAY LIGHTS AS SHOWN. NOTE THAT A HOT CIRCUIT MUST ALSO BE EXTENDED TO THE TRASH ENCLOSURE RECEPTACLE.
- 8 EXISTING GRANADA THEATRE EXTERIOR LIGHTING TO REMAIN. TIE NEW LIGHTING INTO SAME LIGHTING CONTROLS.
- 9 EXISTING LIGHTING ON THEATRE BUILDING, TO BE VERIFIED.
- 10 REMOTE DRIVER FOR TYPE D LIGHT, LOW ON WALL, WITHIN GARAGE.
- 11 PROVIDE A 10' HIGH POLE, AS REQUIRED TO SUPPORT STRING LIGHTS. PROVIDE A BUBBLE COVER, DOUBLE DUPLEX (GFI) OUTLET AT THE TOP OF THE POLE. PROVIDE ONE RECEPTACLE TO EACH OF THE (4) CIRCUITS AT THE TOP OF EACH POLE. PROVIDE AIRCRAFT CABLE BETWEEN POLES, TO SUPPORT STRING LIGHTS.
- 12 PROVIDE A POLE, SIMILAR TO NOTE 11, ABOVE, TO SUPPORT STRING LIGHTS. THIS POLE SHALL NOT HAVE POWER AT THE TOP.
- 13 PROVIDE, IN A NEMA 3R ENCLOSURE, A LIGHTING CONTROL SYSTEM, COMPLETE WITH PHOTOCELL, AND CAPABLE OF BOTH 0-10V DIMMING (CIRCUITS SBC-1,2) AND STANDARD FORWARD PHASE DIMMING (CIRCUITS 4,6,8,10).
- 14 PROVIDE REMOTE DRIVERS FOR UPLIGHTS ON WALL, IN NEMA 3R ENCLOSURE, AS REQUIRED.
- 15 PROVIDE DIRECT BURIED LOW VOLTAGE CABLE. TIE NEW
- 16 INGRADE WALL UPRIGHT.



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Proposed project for:
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JOB NUMBER: 15-001

CONTENTS:
ELECTRICAL
LIGHTING PLAN

DRAWN BY: TCN/VLH

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| 8.21.18 | Planning Commission |

ISSUE DATE: 8.21.2018

REVISIONS:
NO. DATE TYPE

| NO. | DATE | TYPE |
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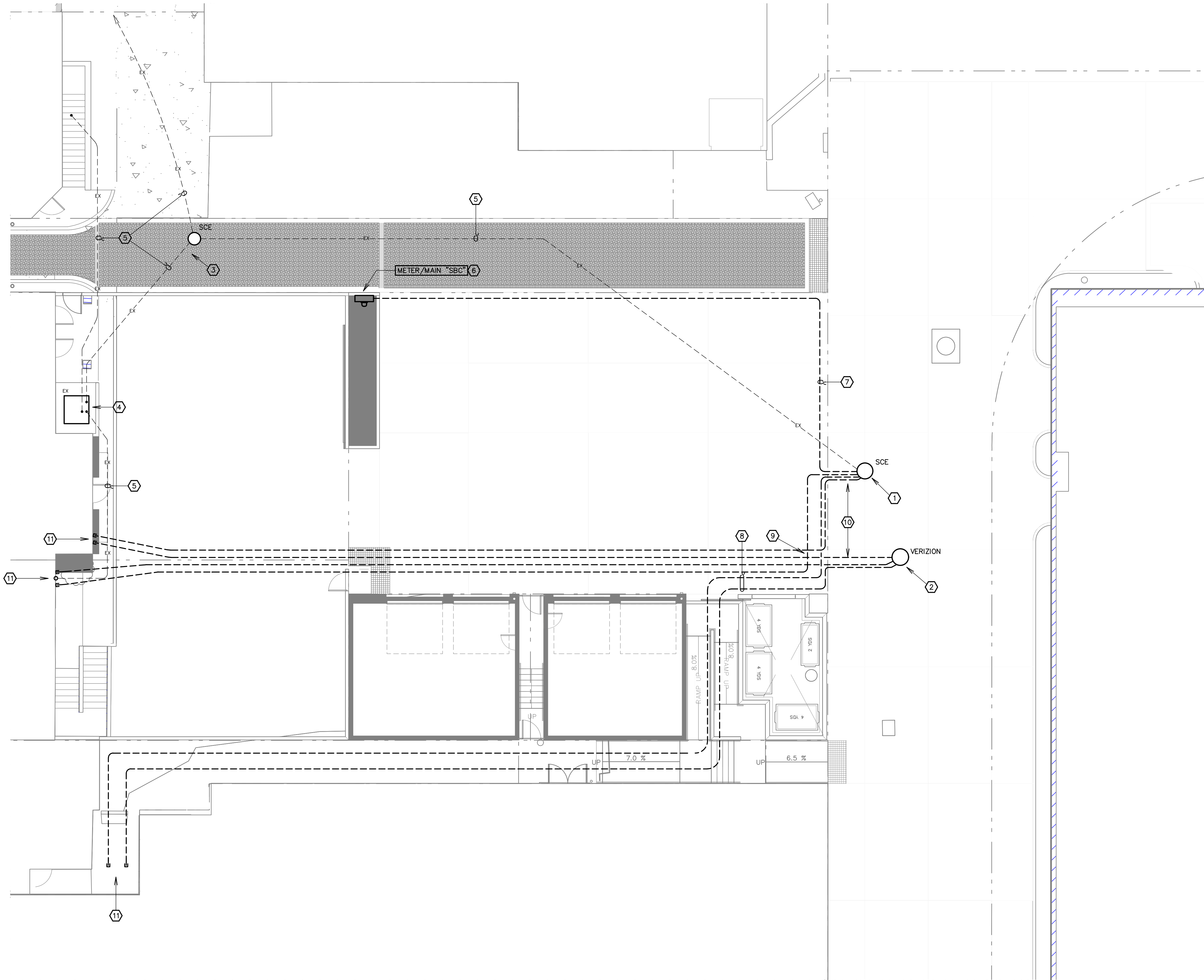
E-202

SHEET OF



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MT1508E202.dwg 10.25.19

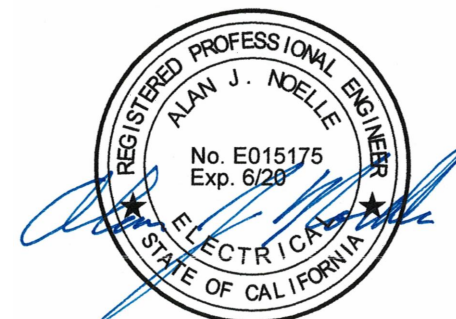
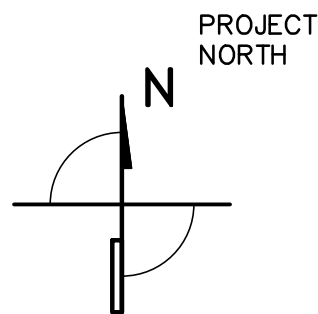


SHEET NOTES LEGEND

- 1 EXISTING SCE VAULT IN PASEO.
- 2 EXISTING VERIZON VAULT IN PASEO.
- 3 EXISTING SCE MANHOLE. IT IS UNCLER WHETHER THIS MANHOLE IS PRIMARY OR SECONDARY VOLTAGE.
- 4 EXISTING 1-PHASE SCE PAD MOUNT CURRENTLY SERVING ALL 4 BUILDINGS FACING STATE STREET.
- 5 EXISTING UNDERGROUND SCE CONDUITS. THESE ARE TO REMAIN AND BE PROTECTED DURING CONSTRUCTION.
- 6 NEW METER MAIN ALL-IN-ONE EQUAL TO MURRAY OR CHALLENGER. SEE PANEL SCHEDULE AND ONE LINE DIAGRAM. MOUNT ON BACK WALL, FEED FROM SCE VAULT AS REQUIRED.
- 7 NEW SCE 3"CO FOR SECONDARY FROM VAULT. RUN A MINIMUM OF 36"BELOW GRADE.
- 8 ONE 4"CO (SCE) AND ONE 4"CO (VERIZON) FROM EXISTING VAULTS, STUBBED OUT AT EXISTING SERVICES AS SHOWN. THESE SHALL BE USED FOR FUTURE SERVICE TO BUILDING.
- 9 STUB OUT 4"CO (SCE. SEE BELOW) AND ONE 4"CO (VERIZON) FROM EXISTING VAULTS FOR FUTURE SERVICE TO THE BUILDINGS FACING STATE STREET. FOR APN 039-183-059, PROVIDE (4)4"CO, AND FOR APN 039-183-061, PROVIDE (3)4"CO, FOR POWER.
- 10 NOTE THAT IT IS THE INTENT OF THESE DRAWINGS TO NOT DISTURB THE DECORATIVE CONCRETE IN THE PASEO. THESE PLANS ASSUME BORING AND TUNNELING TO GET TO THE VAULTS.
- 11 COORDINATE WITH PROPERTY OWNER, AND STUB UP AT BUILDING, AS DIRECTED.

ELECTRICAL UTILITY PLAN

SCALE: 1/8" = 1'-0"



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Proposed project for:
Granada Plaza
1214 State Street
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JOB NUMBER: 15-001

CONTENTS:
ELECTRICAL
UTILITY PLAN

DRAWN BY: TCN/VLH

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| 5.2.18 | Owner/ DART |
| 8.21.18 | Planning Commission |

ISSUE DATE: 8.21.2018

REVISIONS:

| NO. | DATE | TYPE |
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E-203

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Proposed project for:
Granada Plaza
1214 State Street
Santa Barbara, CA 93101

NUMBER: 15-001

CONTENTS:

ELECTRICAL
PHOTOMETRIC PLANS

AWN BY: TCN/VL

CKED BY: AJN

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SUBMITTALS

TYPE

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| 0.17 | Owner Check Set |
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| 1.18 | Owner Set/ DART |
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| 18 | Chaperone / DART |
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| 10 | Summary, 2000 |
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| 1.18 | Planning Commission |
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JE DATE: 8.21.201

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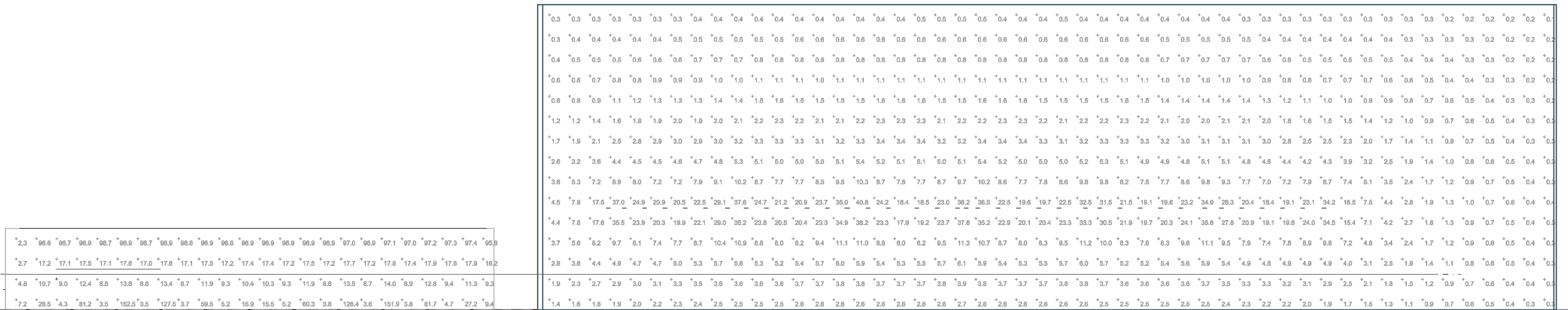
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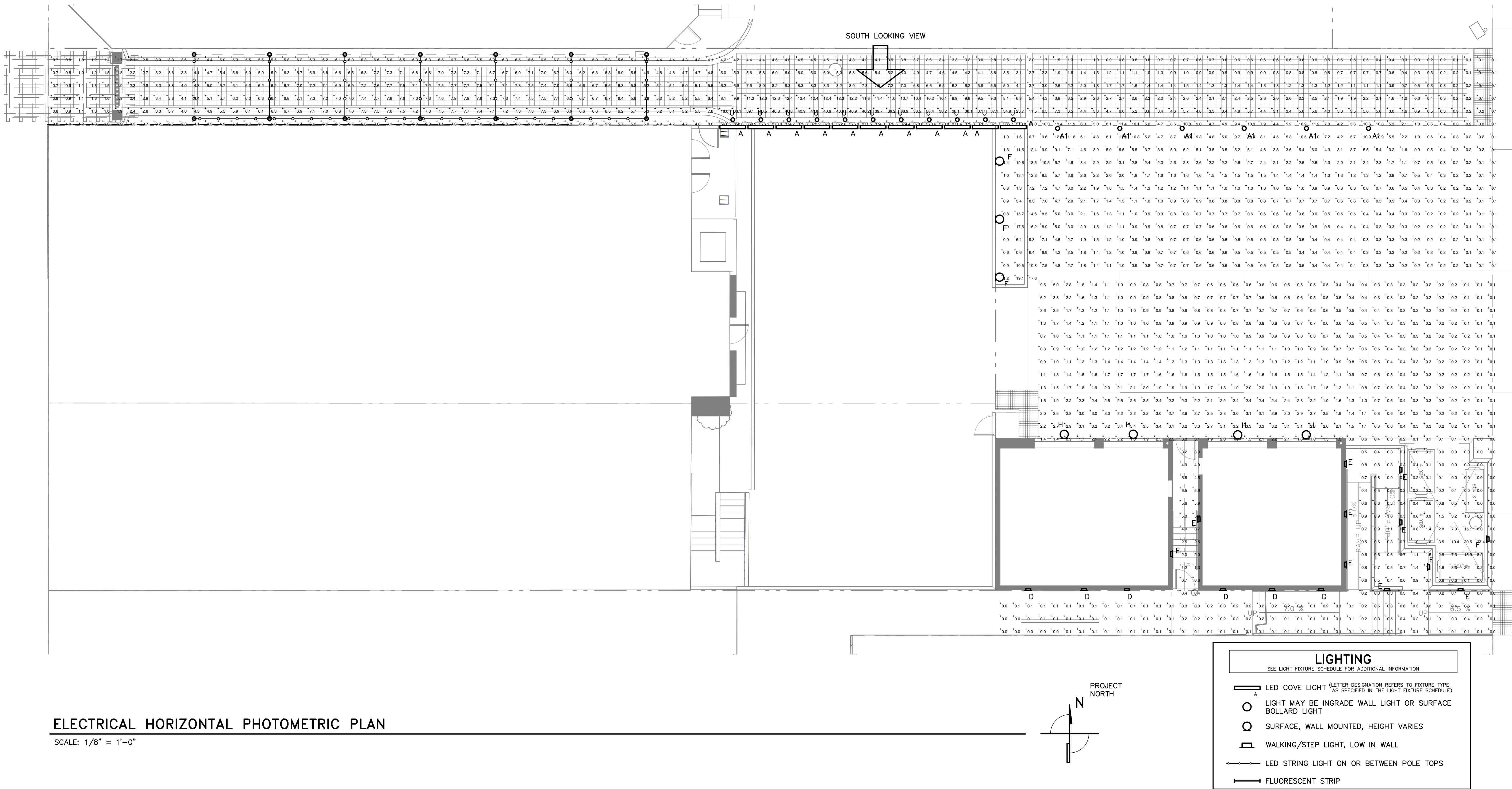
L-204

LET OF



ELECTRICAL VERTICAL PHOTOMETRIC PLAN ON WALL, LOOKING SOUTH

SCALE: 1/8" = 1'-0"



CALIFORNIA
INDOOR LIGHTING POWER ALLOWANCE
2024-NRCC-1171-03-1 (Rev.06/24)

CERTIFICATE OF COMPLIANCE
 Certificate of Compliance - Indoor Lighting Power Allowance

Project Name: Plaza Grandis

CALIFORNIA ENERGY COMMISSION
NRCC-LTI-03-1
(Page 1 of 4)

ALLOWED LIGHTING POWER

1. separate page must be filled out for Conditioned and Unconditioned Spaces. This page is for only:

☒ **CONDITIONED** spaces
☐ **UNCONDITIONED** spaces

A. SUMMARY TOTALS OF LIGHTING POWER ALLOWANCES

☐ If using Complete Building Method for compliance, use only the total in column (b) as total allowed building watts.

☐ If using Area Category Method, Tailored Method, or a combination of Area Category and Tailored Method for compliance, use only the total in column (b) as the total allowed building watts.

| | (a) | (b) |
|--|-----|------|
| 1. Complete Building Method Allowed Watts. Documented in section B of NRCC-LTI-03-E (below on this page) | | 1116 |
| 2. Area Category Method Allowed Watts. Documented in section C-1 of NRCC-LTI-03-E (below on this page) | | 0 |
| 3. Tailored Method Allowed Watts. Documented in section A of NRCC-LTI-04-E | | 1116 |

[] **ALLOWED BUILDING WATTS. Enter number into correct cell on NRCC-LTI-03, Page 2, Row 1**

[] Check here if Building contains both conditioned and unconditioned areas.

B. COMPLETE BUILDING METHOD LIGHTING POWER ALLOWANCE

| A | B | X | C | = | D |
|---|--------------------------------|---|------------------------|---|------------------|
| TYPE OF BUILDING (From §140.6 Table 140.6-B) | WATTS PER (F ²) | | COMPLETE BLDG. AREA | | ALLOWED WATTS |
| | | | | | |
| Total Area: | | | | | |
| Total Watts. Enter Total Watts into section A, row 1 (Above on this page) | | | | | |

C-1 AREA CATEGORY METHOD TOTAL LIGHTING POWER ALLOWANCES (C-2 plus C-3)

| | Watts |
|---|-------|
| Total from section C-2 | - |
| Total from section C-3 | - |
| Total Watts. Enter Total Watts into section A, row 2 (Above on this page) | - |

CA Building Energy Efficiency Standards - 2023 Nonresidential Compliance

June 2024

[illegible][illegible]

| OFFICE OF CALIFORNIA LIGHTING AUTHORITY 2000 CALIFORNIA STREET, SUITE 200 OAKLAND, CA 94612 TEL: (415) 399-2200 FAX: (415) 399-2201 WWW.CALIFORNIALIGHTINGAUTHORITY.COM | | CALIFORNIA ENERGY COMMISSION 1515 MARKET STREET, 14TH FLOOR SACRAMENTO, CA 95833 TEL: (916) 227-1234 FAX: (916) 227-1235 WWW.CEC.CA.GOV |
|---|--|---|
| CERTIFICATE OF COMPLIANCE Certificate of Compliance Power Allowance | | |
| Project Name: <u>Place Grants</u> | | |
| Date Prepared: _____ | | |
| DOCUMENTATION AUTHOR'S DECLARATION STATEMENT I, <u>Alan J Noelle</u> , certify that this Certificate of Compliance documentation is accurate and complete. | | |
| Documentation Author Name: <u>Alan J Noelle</u> Company: <u>Alan Noelle Engineering</u> Address: <u>1616 Aniana Street</u> City: <u>Santa Barbara, CA 93101</u> | Documentation Author Signature:  Signature Date: _____ Phone: <u>805-563-5444</u> FAX: <u>805-563-5444</u> | |
| RESPONSIBLE DESIGNER'S DECLARATION STATEMENT I, <u>Alan J Noelle</u> , certify the following under penalty of perjury under the laws of the State of California: | | |
| 1. The information provided on this Certificate is true and correct. | | |
| 2. I understand that the California Building Code requires the building design or system design identified on this Certificate of Compliance (designer). | | |
| 3. I warrant that the performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations. | | |
| 4. The building design or system design features identified on this Certificate of Compliance are consistent with the information provided on any applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application. | | |
| 5. I will ensure that a completed signed copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building, and made available to the enforcement, code enforcement, and building inspectors. I understand that a completed signed copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building manager of occupancy. | | |
| Designer Name: <u>Alan J Noelle</u> Company: <u>Alan Noelle Engineering</u> Address: <u>1616 Aniana Street</u> City: <u>Santa Barbara, CA 93101</u> | Responsible Designer Signature:  Date Signed: _____ Phone: <u>805-515-7575</u> FAX: <u>805-563-5444</u> | |

| OFFICE OF CALIFORNIA INDOOR LIGHTING CEC-INDOOR-L1-T1-0-E-E-Worksheet (06-10) | | CALIFORNIA ENERGY COMMISSION NREL-17-03-E- page 2 of 5 (Page 2 of 5) | |
|--|---|--|---|
| CERTIFICATE OF COMPLIANCE – USER INSTRUCTIONS Indoor Lighting Project Name: Plaza Granada | | (Date Prepared: _____) | |
| 5. | Complies ONLY if Installed < Allowed | Complies ONLY if Installed < Allowed | |
| 6. | Allowed Lighting Power Complies NREL-17-03-E, page 1 | 1116 | Allowed Lighting Power Complies NREL-17-03-E, page 1 |

Declaration of Required Installation Certificates – Declare by selecting yes for all Installation Certificates that will be submitted. (Retain copies and verify forms are completed and signed.)

| YES | NO | Form/Title | |
|-------------------------------------|--------------------------|--|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | NRLC-L1-01-E - Must be submitted for all buildings | <input type="checkbox"/> Field Inspector |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | NRLC-L1-02-E - Must be submitted for a lighting control system, or for an Energy Management Control System (EMCS), to be recognized for compliance. | <input type="checkbox"/> Field Inspector |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | NRLC-L1-03-E - Must be submitted for a line-voltage track lighting integral current limiter, or for a supplementary overcurrent protection panel used to energize only line-voltage track lighting, to be recognized for compliance. | <input type="checkbox"/> Field Inspector |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | NRLC-L1-04-E - Must be submitted for two interlocked systems serving an auditorium, a convention center, a conference room, a multipurpose room, or a theater to be recognized for compliance. | <input type="checkbox"/> Field Inspector |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | NRLC-L1-05-E - Must be submitted for a Power Adjustment Factor (PAF) to be recognized for compliance. | <input type="checkbox"/> Field Inspector |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | NRLC-L1-06-E - Must be submitted for additional wattage installed in a video conferencing studio to be recognized for compliance. | <input type="checkbox"/> Field Inspector |

Declaration of Required Certificates of Acceptance – Declare by checking all of the Certificates of Acceptance that will be submitted. (Retain copies and verify forms are completed and signed.)

| YES | NO | Form/Title | |
|-------------------------------------|--------------------------|--|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | NRLC-L1-02-A - Must be submitted for occupancy sensors and automatic time switch controls. | <input type="checkbox"/> Field Inspector |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | NRLC-L1-03-A - Must be submitted for automatic daylight controls. | <input type="checkbox"/> Field Inspector |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | NRLC-L1-04-A - Must be submitted for demand responsive lighting controls. | <input type="checkbox"/> Field Inspector |

| INDOOR LIGHTING – LIGHTING CONTROLS | | CALIFORNIA ENERGY COMMISSION | |
|---|--------------------------|---|--|
| CEC-ANALYSIS 17-0-05 (Version 06/16) | | NCEC 17-10-04 | |
| CERTIFICATE OF COMPLIANCE | | (Page 1 of 2) | |
| Indoor Lighting – Lighting Controls | | (Page 1 of 3) | |
| Project Name: Plaza Granada | | Date Prepared: | |
| <p>The NCEC LTI-02.2 shall be used to document all mandatory and prescriptive lighting controls that are applicable to the project.</p> <p>Mandatory Lighting Control Declaration Statements (Indicate if the measure applies by checking yes or no below.)</p> | | | |
| YES | NO | Control Requirements | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Lighting shall be controlled by self-contained lighting control devices which are certified to the Energy Commission according to the Title 20 Appliance Efficiency Regulations in accordance with Section 110.8. | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Lighting shall be controlled by a lighting control or a system of energy management control system in accordance with §110.9. An Installation Certificate shall be submitted in accordance with Section 130.4(b). | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | One or more Track Lighting Integral Control Limiters shall be installed which have been certified to the Energy Commission in accordance with §110.9 and §130.4. Additionally, an Installation Certificate shall be submitted in accordance with Section 130.4(b). | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | A Track Lighting Supplementary Overcurrent Protection Panel shall be installed in accordance with Section 110.9 and Section 130.0. Additionally, an Installation Certificate shall be installed in accordance with Section 130.4(b). | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | All lighting controls and equipment shall comply with the applicable requirements in §110.9 and shall be installed in accordance with the manufacturer's instructions in accordance with Section 130.1. | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | All luminaires shall be functionally controlled with manually switchable ON and OFF lighting controls in accordance with Section 130.1(a). | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | General lighting shall be separately controlled from all other lighting systems in an area. Floor and wall display, window display, case display, ornamental, and special effects lighting shall each be separately controlled on circuits that are 20 amps or less. When track lighting is used, general display, ornamental, and special effects lighting shall be separately controlled, in accordance with Section 130.1(a)(4). | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | The general lighting of any enclosed area 100 square feet or larger, with a connected lighting load that exceeds 0.5 watts per square foot shall meet the multi-level lighting control requirements in accordance with Section 130.1(b). | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | All installed indoor lighting shall be equipped with controls that meet the applicable Shift-Off control requirements in Section 130.1(c). | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Lighting in all Daylit Zones shall be controlled in accordance with the requirements in Section 130.1(d) and daylight zones are shown on the plans. | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Lighting power in buildings larger than 10,000 square feet shall be capable of being automatically reduced in response to a Demand Responsive Signal in accordance with Section 130.1(e). | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Before occupancy permits is granted for a newly constructed building or, or a new lighting system serving a building, area, or site is operated for normal use, indoor lighting controls serving the building, area, or site shall be certified as meeting the Acceptance Requirements for Code Compliance in accordance with Section 130.4 (a). The controls required to meet the Acceptance Requirements include automatic daylight controls, automatic shift-off controls, and demand responsive controls. | |

[illegible]

| | | | |
|---|--|--|--|
| STATE OF CALIFORNIA INDOOR LIGHTING – LIGHTING CONTROLS DEC-2022-1-1-25, Revised 05/24/2023 CERTIFICATE OF COMPLIANCE Indoor Lighting – Lighting Controls Project Name: Plaza Granada | | CALIFORNIA ENERGY COMMISSION  (Page 3 of 3) | |
| DOCUMENTATION AUTHORITY'S DECLARATION STATEMENT I, Alan J. Noelle , certify that this Certificate of Compliance documentation is accurate and complete. Documentation Authority Name: Alan J. Noelle Signature Date: <i>Alan J. Noelle</i> CA/RES Commission Identification or License Number: None Phone: 805-563-5444 | | | |
| RESPONSIBLE PERSON'S DECLARATION STATEMENT I certify the following under penalty of perjury under the laws of the State of California: 1. The information provided on this Certificate of Compliance is true and correct. 2. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design identified on this Certificate of Compliance (responsible design). 3. The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1, and Part 6 of the California Code of Regulations. 4. The building design features or system design features identified on this Certificate of Compliance conform to the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application. 5. I have provided a copy of this Certificate of Compliance that will be made available with the building permit (license) issued for the building, and made available to the enforcement agency for all applicable inspections. I understand that a completed signed copy of this Certificate of Compliance is required to be included with the documentation the building provides to the building owner at occupancy. Responsible Designer Name: Alan J. Noelle Signature Date: <i>Alan J. Noelle</i> Company: Alan Noelle Engineering Address: 1616 Anapaca Street City/State: Santa Barbara, CA 93101 Phone: 805-563-5444 | | | |

| | |
|--|--|
| OFFICE OF THE CALIFORNIA SECRETARY OF WATER RESOURCES CERTIFICATE OF COMPLIANCE – USER INSTRUCTIONS Project Name: Plaza Granada | CALIFORNIA ENERGY COMMISSION NRC-17-01-0 (Page 1 of 5) |
|--|--|

| | |
|---------------|---|
| Climate Zone: | Conditioned Floor Area: 1860 SQ FT Unconditioned Floor Area: |
|---------------|---|

| | |
|---|---|
| General Information | |
| Building Type: <input checked="" type="checkbox"/> Schools | <input type="checkbox"/> Nonresidential <input type="checkbox"/> Releasable Public Buildings <input type="checkbox"/> New Construction <input type="checkbox"/> Complete Building |
| Phase of Construction: | <input type="checkbox"/> High Rise Residential <input type="checkbox"/> Conditioned Spaces <input type="checkbox"/> Addition <input type="checkbox"/> Area Category <input type="checkbox"/> Tailored |

| | |
|---|--|
| Method of Compliance: | |
| <input type="checkbox"/> Nonresidential <input type="checkbox"/> Releasable Public Buildings <input type="checkbox"/> New Construction <input type="checkbox"/> Complete Building <input type="checkbox"/> Area Category <input type="checkbox"/> Tailored | |

Lighting Compliance Documents (select yes for each document included)

For details on the use of this and all Energy Efficiency Standards compliance documents, refer to the Nonresidential Manual published by the California Energy Commission.

| YES | NO | TITLE |
|-----|----|--|
| | | NRC-17-01-0-E Certificate of Compliance. All Pages required on plans for all submittals. |
| ✓ | | NRC-17-01-0-E Lighting Controls, Certificate of Compliance, and PAF Calibration. All Pages required on plans for all submittals. |
| ✓ | | NRC-17-01-0-E Indoor Lighting Power Allowance |
| ✓ | | NRC-17-01-0-E Tailored Method Workbooks |
| ✓ | | NRC-17-01-0-E Low-Voltage Truss Lighting Workbooks |

| | |
|--|--|
| Summary of Allowed Lighting Power | |
| Conditioned and Unconditioned Lighting power must not be combined for compliance | |

| Indoor Lighting Power for Conditioned Spaces | | Indoor Lighting Power for Unconditioned Spaces | |
|---|-------|---|-------|
| | Watts | | Watts |
| 1. Installed Lighting | 757 | Installed Lighting | |
| 2. PORTABLE ONLY FOR OFFICES | + | NRC-17-01-0-E, page 4 | + |
| 3. Minus Lighting Control Credits | 0 | Minus Lighting Control Credits | |
| 4. Adjusted Installed Lighting Power (row 1 plus row 2 minus row 3) | = 757 | Adjusted Installed Lighting Power (row 1 minus row 3) | = |

[illegible]

| | | | |
|---|--|--|--|
| STATE OF CALIFORNIA INDOOR LIGHTING CIRCULATORY-ENCL (Division 9014) CERTIFICATE OF COMPLIANCE – USER INSTRUCTIONS Indoor Lighting | | CALIFORNIA ENERGY COMMISSION NRCC-LTI-01-E (Page 4 of 5) | |
| Project Name: Plaza Granada | | Date Prepared: | |

A separate Lighting Schedule Sheet must be filled out for Conditioned and Unconditioned Spaces. Installed Lighting Power listed on this Lighting Schedule is only for:
☒ **CONDITIONED SPACE** ☐ **UNCONDITIONED SPACE**

| C. INDOOR LIGHTING SCHEDULE AND FIELD INSPECTION ENERGY CHECKLIST | | | | | | | | | |
|---|---|---------------------|--|--|---------------------------------|---|---|----------------------------|--|
| Luminaire Schedule | | | Installed Watts | | | Location | | Field Inspector () | |
| A | B | C | D | E | F | G | H | | |
| Name of luminaire tag | Complete Luminaire Description (i.e., 3 tube fluorescent troffer, F32T8, one dimmable electronic ballast) | Watts per luminaire | How wattage was determined (CFL=15W/800 LED=10W/800) | Number of luminaires | Total installed Watts (C=E x F) | Primary Function area in which these luminaires are installed | Pass | Fail | |
| B | LED INDUSTRIAL | 41 | <input checked="" type="checkbox"/> 0 | <input checked="" type="checkbox"/> 12 | 492 | | <input type="checkbox"/> 0 | <input type="checkbox"/> 0 | |
| C | INCANDESCENT WALL SCONCE | 75 | <input checked="" type="checkbox"/> 0 | <input checked="" type="checkbox"/> 2 | 150 | | <input type="checkbox"/> 0 | <input type="checkbox"/> 0 | |
| D | LED SLOT LIGHT | 1 | <input checked="" type="checkbox"/> 0 | <input checked="" type="checkbox"/> 6 | 6 | | <input type="checkbox"/> 0 | <input type="checkbox"/> 0 | |
| E | LED RECESSED WALL SCONCE | 12 | <input checked="" type="checkbox"/> 0 | <input checked="" type="checkbox"/> 8 | 96 | | <input type="checkbox"/> 0 | <input type="checkbox"/> 0 | |
| F | LED RECESSED WALL SCONCE | 13 | <input checked="" type="checkbox"/> 0 | <input checked="" type="checkbox"/> 1 | 13 | | <input type="checkbox"/> 0 | <input type="checkbox"/> 0 | |
| | | | <input type="checkbox"/> 0 | <input type="checkbox"/> 0 | | | <input type="checkbox"/> 0 | <input type="checkbox"/> 0 | |
| INSTALLED WATTS PAGE TOTAL: | | | | | | 757 | Enter sum total of all pages into NRCC-LTI-01-E, Page 2 | | |

| | | | |
|---|--|---|--|
| STATE OF CALIFORNIA OFFICIAL LIGHTING <small>REGULATORY DEPARTMENT (Effective 2014)</small> | | CALIFORNIA ENERGY COMMISSION <small>REGULATORY DEPARTMENT</small> | |
| CERTIFICATE OF COMPLIANCE – USER INSTRUCTIONS Notice: Lighting Project Name: Plaza Granada | | Date Prepared: | |
| DOCUMENTATION AUTHOR'S DECLARATION STATEMENT I, <u>Alain Noelle</u> , hereby declare that this Certificate of Compliance documentation is accurate and complete. Documentation Author Name: <u>Alain Noelle</u> Company: <u>Alain Noelle Engineering</u> Address: <u>1616 Santa Barbara Street</u> <u>San Jose, CA 95131</u> | | Documentation Author Signature:  Signature Date: _____ CEE/NEC Certification Expiration Date (if applicable): _____ <u>805-563-5444</u> | |
| RESPONSIBLE PERSON'S DECLARATION STATEMENT I certify the following under penalty of perjury, under the laws of the State of California: 1. The information provided on this Certificate of Compliance is true and correct. I am eligible under Division 1 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer). The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 6 of the California Code of Regulations. The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans, and specifications submitted to the enforcement agency for approval with this building permit application. I understand that this Certificate of Compliance shall be made available to the public upon permit issuance, and shall be made available to the enforcement agency for all applicable inspections. I understand that a completed signed copy of this Certificate of Compliance is required to be included with the documentation the building provides to the building owner at occupancy. | | | |
| Responsible Designer Name: <u>Alain J. Noelle</u> Company: <u>Alain Noelle Engineering</u> Address: <u>1616 Santa Barbara Street</u> <u>San Jose, CA 95131</u> | | Responsible Designer Signature:  Date Signed: _____ License #: <u>EL015175</u> <u>805-563-5444</u> | |



CEARNAL
ANDRULAITIS
ARCHITECTURE
INTERIOR DESIGN

521 1/2 STATE STREET
SANTA BARBARA
CALIFORNIA 93101
P: 805.963.8077
F: 805.963.0684
www.cearnal.com

Proposed project for:

Granada Plaza
1214 State Street
Santa Barbara, CA 93101

JOB NUMBER: 15-001

CONTENTS:

ELECTRICAL

INTERIOR
LIGHTING
TITLE 24

DRAWN BY: TCN/VL

CHECKED BY: AJN

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SUBMITTALS

| | |
|---------|-------------|
| 1004 17 | Open Clouds |
|---------|-------------|

| | |
|----------|-----------------|
| 11.31.18 | Owner Set/ DART |
|----------|-----------------|

| | |
|--------|-------------|
| 5.2.18 | Owner/ DAKI |
| | |

ISSUE DATE: 8 21 201

REVISIONS:

| NO. | DATE | TYPE |
|-----|------|------|
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E 200



ANE
Alan Noelle Engineering
1616 Anacapa Street
Santa Barbara, CA 93101

phone: 805.563.5444
fax: 805.456.5901 alan@aneng.com

| | |
|------------------------|-----------------|
| Electrical Engineering | Lighting Design |
| MT1508E300.dwg | 7.15.15 |

E-300

STATE OF CALIFORNIA
OUTDOOR LIGHTING POWER ALLOWANCES
CERTIFICATE OF COMPLIANCE
Project Name: Plaza Granada

1. General Hardscape Lighting Power Allowance (Site Total from Section 8 of NRCC-LTO-03-E) 1. 1778

2. Additional Specific "use it or lose it" Lighting Power Allowances based in each of these cells shall be identical to total allowed watts determined in Section C.1 or C.4 of NRCC-LTO-03-E.

PER APPLICATION from Section C.1 PER UNIT LENGTH (SALES FRONTAGE) from Section C.2 PER HARDSCAPE AREA (ORNAMENTAL LIGHTING) from Section C.3 PER SPECIFIC AREA from Section C.4

3. Sum Total ALLOWED Outdoor Lighting Wattage (add rows 1 and 2) 3. 1778

B. GENERAL HARDSCAPE LIGHTING POWER ALLOWANCE from TABLE 140.7-A

| A | B | C | D | E | F | G | H | I |
|--------------|------------------------------------|-----------------------------|-------------|--|---------------------------|-------------|---------------|-----------|
| Name of area | Illuminated Hardscape Area (sq ft) | AWA Per Square Foot (Watts) | AWA (B x C) | Permitted Watts of General Hardscape (E x F) | LPA per Unit Foot (Watts) | AWA (G x H) | Watts (Watts) | D = G + H |
| SITE | 7822 | 0.09 | 886 | 307 | 0.60 | 307 | 779 | 1778 |
| TOTAL | | | | | | | | 1778 |

CA Building Energy Efficiency Standards - 2013 Nonresidential Compliance June 2014

STATE OF CALIFORNIA
OUTDOOR LIGHTING POWER ALLOWANCES
CERTIFICATE OF COMPLIANCE
Project Name: Plaza Granada

C. ADDITIONAL "USE IT OR LOSE IT" OUTDOOR LIGHTING POWER ALLOWANCES FOR SPECIFIC APPLICATIONS

1. WATTAGE ALLOWANCE PER APPLICATION - Table 140.7-B

| A | B | C | D | E | F | G | H | I | J |
|--|--------------------------------|---|-----------------------|--------------------------|-----------------------|--------------------|---------------------|----------------------|-----------------------------------|
| Name of location for which allowance is claimed | Number of qualifying locations | Wattage Allowance per qualifying location (B x C) | Alotted Watts (B x C) | Luminaire Code or Symbol | Luminaire Description | Luminaire Quantity | Watts per luminaire | Design Watts (G x H) | Allowed Watts (smaller of D or I) |
| Sum total allowance per application on this site | | | | | | | | | |

2. WATTAGE ALLOWANCE PER UNIT LENGTH (Sales Frontage) from Table 140.7-B

| A | B | C | D | E | F | G | H | I | J |
|--|-------------------------------|---|-----------------------|--------------------------|-----------------------|--------------------|---------------------|----------------------|-----------------------------------|
| Name of location for which allowance is claimed | Linear Feet of Sales Frontage | Wattage Allowance per linear foot (B x C) | Alotted Watts (B x C) | Luminaire Code or Symbol | Luminaire Description | Luminaire Quantity | Watts per luminaire | Design Watts (G x H) | Allowed Watts (smaller of D or I) |
| Sum total allowance for sales frontage on the site | | | | | | | | | |

CA Building Energy Efficiency Standards - 2013 Nonresidential Compliance June 2014

STATE OF CALIFORNIA
OUTDOOR LIGHTING POWER ALLOWANCES
CERTIFICATE OF COMPLIANCE
Project Name: Plaza Granada

C-3. WATTAGE ALLOWANCE PER SQUARE FOOT OF HARDSCAPE AREA (Ornamental Lighting) - Table 140.7-B

| A | B | C | D | E | F | G | H | I | J |
|---|--------------------------|---|-----------------------|--------------------------|-----------------------|--------------------|---------------------|----------------------|-----------------------------------|
| Name of area for which ornamental allowance is claimed | Square feet of Hardscape | Wattage Allowance per square foot (B x C) | Alotted Watts (B x C) | Luminaire Code or Symbol | Luminaire Description | Luminaire Quantity | Watts per luminaire | Design Watts (G x H) | Allowed Watts (smaller of D or I) |
| Sum total allowance for ornamental lighting on the site | | | | | | | | | |

C-4. WATTAGE ALLOWANCE PER SQUARE FOOT OF SPECIFIC AREA - Table 140.7-B

| A | B | C | D | E | F | G | H | I | J |
|---|---------------------------------|---|-----------------------|--------------------------|-----------------------|--------------------|---------------------|----------------------|-----------------------------------|
| Name of location for which allowance is claimed | Illuminated Area of Application | Wattage Allowance per square foot (B x C) | Alotted Watts (B x C) | Luminaire Code or Symbol | Luminaire Description | Luminaire Quantity | Watts per luminaire | Design Watts (G x H) | Allowed Watts (smaller of D or I) |
| Sum total allowance for specific area on the site | | | | | | | | | |

CA Building Energy Efficiency Standards - 2013 Nonresidential Compliance June 2014

STATE OF CALIFORNIA
OUTDOOR LIGHTING POWER ALLOWANCES
CERTIFICATE OF COMPLIANCE
Project Name: Plaza Granada

1. I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: Alan J. Noelle
Company: Alan Noelle Engineering
Address: 1616 Anacapa Street
City/State/Zip: Santa Barbara, CA 93101

1. I certify the following under penalty of perjury, under the laws of the State of California:

1. The information provided on this Certificate of Compliance is true and correct.

2. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer).

3. The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.

4. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.

5. I will ensure that a completed signed copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections. I understand that a completed signed copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy.

Responsible Designer Name: Alan J. Noelle
Company: Alan Noelle Engineering
Address: 1616 Anacapa Street
City/State/Zip: Santa Barbara, CA 93101

CA Building Energy Efficiency Standards - 2013 Nonresidential Compliance June 2014

STATE OF CALIFORNIA
OUTDOOR LIGHTING
CERTIFICATE OF COMPLIANCE
Project Name: Plaza Granada

A. OUTDOOR LIGHTING SCHEDULE and FIELD INSPECTION ENERGY CHECKLIST

| Luminaire Schedule | | | | | | Installed Watts | | Location | | Cutoff | Field Inspector |
|---------------------------------|-------------------------------------|----------------------------|-----------------------------|-----------------------------|-----------------------------|-----------------------------|-----------------------------|-----------------------------|-----------------------------|-----------------------------|-----------------------------|
| A | B | C | D | E | F | G | H | I | J | K | L |
| Name or Item Tag | Complete Luminaire Description | How wattage was determined | Watts per luminaire (C x D) | Watts per luminaire (E x F) | Watts per luminaire (G x H) | Watts per luminaire (I x J) | Watts per luminaire (K x L) | Watts per luminaire (M x N) | Watts per luminaire (O x P) | Watts per luminaire (Q x R) | Watts per luminaire (S x T) |
| A1 | INCANDESCENT DECORATIVE WALL SCONCE | 75 | 12 | 4 | 48 | | | | | | |
| B1 | LED RECESSED WALL LIGHT | 13 | 12 | 3 | 39 | | | | | | |
| A1 | LED BOLLARD | 30 | 12 | 7 | 210 | | | | | | |
| INSTALLED WATTS PAGE TOTAL: 789 | | | | | | | | | | | 789 |

CA Building Energy Efficiency Standards - 2013 Nonresidential Compliance June 2013

STATE OF CALIFORNIA
OUTDOOR LIGHTING CONTROLS
CERTIFICATE OF COMPLIANCE
Project Name: Plaza Granada

The NRCC-LTO-02-E shall be used to document all mandatory outdoor lighting controls that are applicable to the project.

Mandatory Outdoor Lighting Control Declaration Statements

Check all that apply:

1. Lighting shall be controlled by self-contained lighting control devices which are certified to the Energy Commission according to the Title 20 Appliance Efficiency Regulations in accordance with §130.9.

2. Lighting shall be controlled by a lighting control system or energy management control system in accordance with §130.9. An Installation Certificate shall be submitted in accordance with §130.4(b).

3. All lighting controls and equipment shall comply with the applicable requirements in §130.9 and shall be installed in accordance with the manufacturer's instructions in accordance with §130.1.

4. For Night Outdoor Lighting Controls, as defined in Section 130.1, shall meet the requirements in Section 130.9(b)(5).

5. All outdoor incandescent luminaires rated over 100 watts, determined in accordance with Section 130.0(c), shall be controlled by a motion sensor.

6. All outdoor luminaires rated for use with lamps greater than 150 lamp watts, determined in accordance with Section 130.0(c), shall comply with Backlight, Uplight, and Glare (collectively referred to as "BUG") in accordance with Section 130.2(b).

7. All installed outdoor lighting shall be controlled by a photocell or outdoor astronomical time-switch control in accordance with Section 130.2(c)(1).

8. All installed outdoor lighting shall be circled and independently controlled from other electrical loads by an automatic scheduling control in accordance with Section 130.2(c)(2).

9. All installed outdoor lighting, where the bottom of the luminaire is mounted 24 feet or less above the ground, shall be controlled with automatic lighting controls in accordance with Section 130.2(c)(3).

10. For Outdoor Sales Frontage, Outdoor Sales Lots, and Outdoor Sales Canopies Lighting, an automatic lighting control in accordance with Section 130.2(c)(4).

11. For Building Facade, Ornamental Hardscape and Outdoor Dining Lighting, an automatic lighting control in accordance with Section 130.2(c)(5).

12. Before an occupancy permit is granted for a newly constructed building or area, or a new lighting system serving a building, area, or site is operated for normal use, indoor lighting controls serving the building, area, or site shall be certified as meeting the Acceptance Requirements for Code Compliance in accordance with §130.4(a). Outdoor lighting controls shall comply with the applicable requirements of Section 130.2(c) and Reference Nonresidential Appendix A-7.8.

CA Building Energy Efficiency Standards - 2013 Nonresidential Compliance June 2014

STATE OF CALIFORNIA
OUTDOOR LIGHTING CONTROLS
CERTIFICATE OF COMPLIANCE
Project Name: Plaza Granada

MANDATORY OUTDOOR LIGHTING CONTROL SCHEDULE and FIELD INSPECTION CHECKLIST

| Outdoor Lighting Control Schedule | | | | | | | | | | Standards Complying With 1 | | Field Inspector | |
|---|--|------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|----------------------------|------|-----------------|--|
| (* if all that apply, or enter "I" if Exempted) | | | | | | | | | | | | | |
| A | B | C | D | E | F | G | H | I | J | K | L | | |
| Location and Application of lighting being controlled | Type/Description of Lighting Control (i.e. motion sensor, photocell, outdoor astronomical time-switch control, centralized time-based zone lighting control) | # of Units | §130.2(c)(1) | §130.2(c)(2) | §130.2(c)(3) | §130.2(c)(4) | §130.2(c)(5) | §130.2(c)(6) | §130.2(c)(7) | Pass | Fail | | |
| EXTERIOR LIGHTS | PHOTO CELL | 1 | ✓ | ✓ | ✓ | | | | | | | | |

CA Building Energy Efficiency Standards - 2013 Nonresidential Compliance June 2014

STATE OF CALIFORNIA
OUTDOOR LIGHTING CONTROLS
CERTIFICATE OF COMPLIANCE
Project Name: Plaza Granada

1. I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: Alan J. Noelle
Company: Alan Noelle Engineering
Address: 1616 Anacapa Street
City/State/Zip: Santa Barbara, CA 93101

1. I certify the following under penalty of perjury, under the laws of the State of California:

1. The information provided on this Certificate of Compliance is true and correct.

2. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer).

3. The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.

4. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.

5. I will ensure that a completed signed copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections. I understand that a completed signed copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy.

Responsible Designer Name: Alan J. Noelle
Company: Alan Noelle Engineering
Address: 1616 Anacapa Street
City/State/Zip: Santa Barbara, CA 93101

CA Building Energy Efficiency Standards - 2013 Nonresidential Compliance June 2014

STATE OF CALIFORNIA
OUTDOOR LIGHTING
CERTIFICATE OF COMPLIANCE
Project Name: Plaza Granada

1. General Hardscape Lighting Power Allowance (Site Total from Section 8 of NRCC-LTO-03-E) 1. 1778

2. Additional Specific "use it or lose it" Lighting Power Allowances based in each of these cells shall be identical to total allowed watts determined in Section C.1 or C.4 of NRCC-LTO-03-E.

PER APPLICATION from Section C.1 PER UNIT LENGTH (SALES FRONTAGE) from Section C.2 PER HARDSCAPE AREA (ORNAMENTAL LIGHTING) from Section C.3 PER SPECIFIC AREA from Section C.4

3. Sum Total ALLOWED Outdoor Lighting Wattage (add rows 1 and 2) 3. 1778

B. GENERAL HARDSCAPE LIGHTING POWER ALLOWANCE from TABLE 140.7-A

| A | B | C | D | E | F | G | H | I |
|--------------|------------------------------------|-----------------------------|-------------|--|---------------------------|-------------|---------------|-----------|
| Name of area | Illuminated Hardscape Area (sq ft) | AWA Per Square Foot (Watts) | AWA (B x C) | Permitted Watts of General Hardscape (E x F) | LPA per Unit Foot (Watts) | AWA (G x H) | Watts (Watts) | D = G + H |
| SITE | 7822 | 0.09 | 886 | 307 | 0.60 | 307 | 779 | 1778 |
| TOTAL | | | | | | | | 1778 |

Project Address: 1214 State St, Santa Barbara, CA 93101

General Information

Phase of Construction: ☐ New Construction ☐ Addition ☒ Alteration

Outdoor Lighting Zone (OLZ): ☐ OLZ-1 ☐ OLZ-2 ☒ OLZ-3 ☐ OLZ-4

I have confirmed with the AHI which OLZ applies to this site. For default lighting zone designations, see Title 24 Part 6, §10-114.

LIGHTING COMPLIANCE DOCUMENTS (check box for each document included)

For detailed instructions on the use of this and all Energy Efficiency Standards compliance documents, refer to the Nonresidential Manual published by the California Energy Commission.

☒ NRCC-LTO-01-E Certificate of Compliance

☒ NRCC-LTO-02-E Outdoor Lighting Controls Certificate of Compliance

☒ NRCC-LTO-03-E Outdoor Lighting Power Allowance Certificate of Compliance

Summary of Allowed Outdoor Lighting Power

1. Sum Total ALLOWED Outdoor Lighting Wattage from NRCC-LTO-03-E, page 1 = 1778

2. Sum Total INSTALLED Outdoor Lighting Wattage from NRCC-LTO-01-E, page 3 = 789

Declaration of Required Installation Certificates - Declare by checking all Installation Certificates that will be submitted. (Retain copies and verify forms are completed and signed.)

☒ NRCC-LTO-01-E - Must be submitted for all buildings

☐ NRCC-LTO-02-E - Must be submitted for a lighting control system, or for an Energy Management Control System (EMCS), to be recognized for compliance.

Declaration of Required Certificates of Acceptance - Declare by checking all of the Certificates of Acceptance that will be submitted. (Retain copies and verify forms are completed and signed.)

☒ NRCC-LTO-02-A - Must be submitted for outdoor lighting controls.

CA Building Energy Efficiency Standards - 2013 Nonresidential Compliance June 2014

STATE OF CALIFORNIA
OUTDOOR LIGHTING
CERTIFICATE OF COMPLIANCE
Project Name: Plaza Granada

Schedule of luminaires exempt from the outdoor lighting power requirements in §140.7

| Name or Symbol | Description of exempt luminaire in accordance with the exemptions |
|----------------|---|
|----------------|---|

Schedule of luminaires exempt from the cutoff requirements in §130.2(b)

| Name or Symbol | Description of exempt luminaire in accordance with the exemptions |
|----------------|---|
|----------------|---|

Schedule of luminaires exempt from the outdoor lighting control requirements in §130.2(c)

| Name or Symbol | Description of exempt luminaire in accordance with the exemptions |
|----------------|---|
|----------------|---|

CA Building Energy Efficiency Standards - 2013 Nonresidential Compliance June 2014

STATE OF CALIFORNIA
OUTDOOR LIGHTING
CERTIFICATE OF COMPLIANCE
Project Name: Plaza Granada

1. I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: Alan J. Noelle
Company: Alan Noelle Engineering
Address: 1616 Anacapa Street
City/State/Zip: Santa Barbara, CA 93101

1. I certify the following under penalty of perjury, under the laws of the State of California:

1. The information provided on this Certificate of Compliance is true and correct.

2. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer).

3. The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.

4. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.

5. I will ensure that a completed signed copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections. I understand that a completed signed copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy.

Responsible Designer Name: Alan J. Noelle
Company: Alan Noelle Engineering
Address: 1616 Anacapa Street
City/State/Zip: Santa Barbara, CA 93101

CA Building Energy Efficiency Standards - 2013 Nonresidential Compliance June 2013



ANE
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Electrical Engineering - Lighting Design
MT1508E.301.dwg 2.1.18

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ARCHITECTURE
INTERIOR DESIGN

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SANTA BARBARA
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Proposed project for:
Granada Plaza
1214 State Street
Santa Barbara, CA 93101

JOB NUMBER: 15-001

CONTENTS:

ELECTRICAL
EXTERIOR
LIGHTING
TITLE 24

DRAWN BY: TON/VLH

CHECKED BY: AJN

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SUBMITTALS

DATE TYPE

10.06.17 Owner Check Set

11.31.18 Owner Set/ DART

5.2.18 Owner/ DART

8.21.18 Planning Commission

ISSUE DATE: 8.21.2018

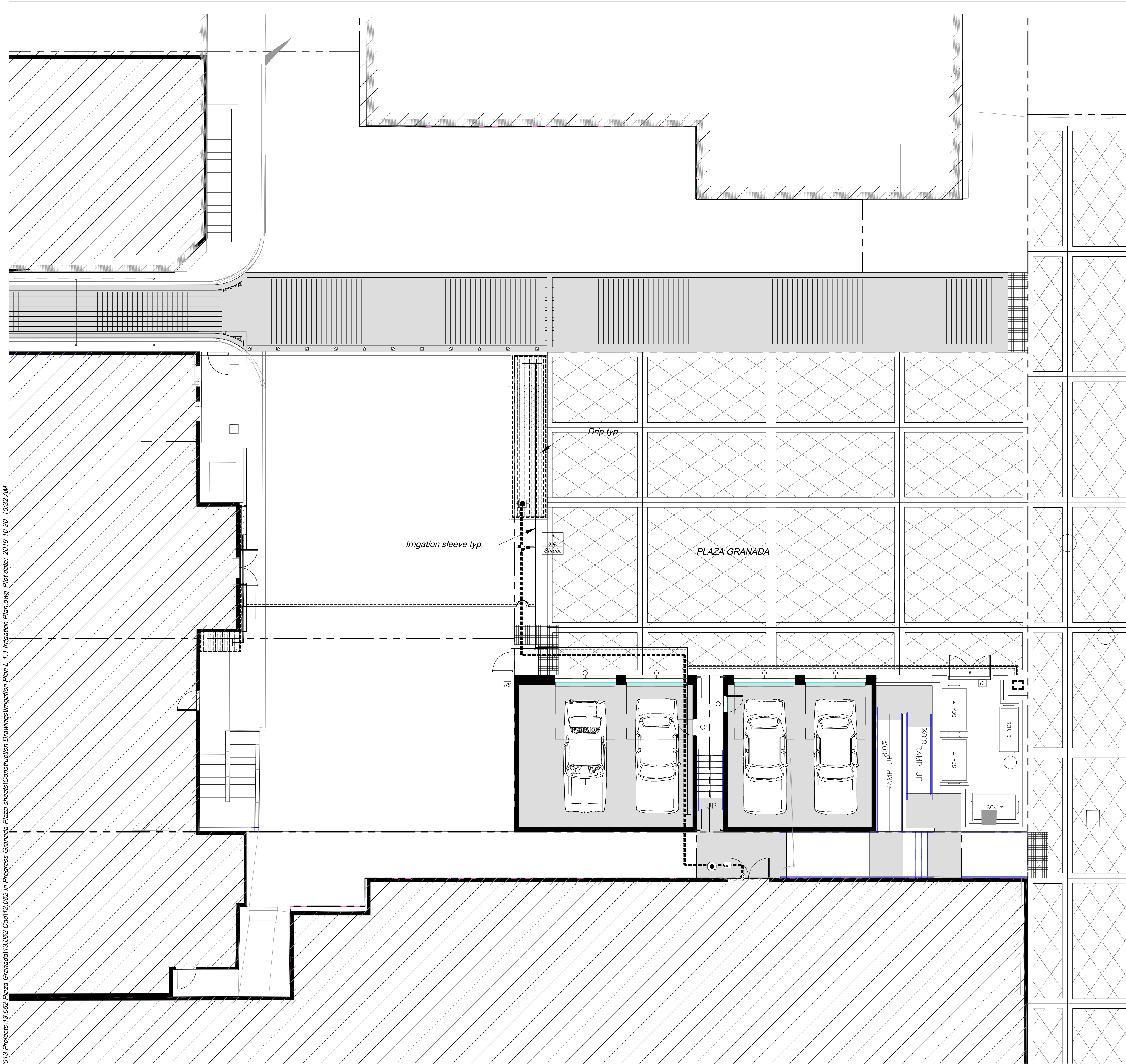
REVISIONS:

NO. DATE TYPE

E-301

SHEET OF

Drawing Name: \\ARCADIA\Projects\2013 Projects\13.052 Plaza Granada\13.052 Civil\13.052 In Progress\Granada Plaza\Sheets\Construction Drawings\Irrigation Plan\L-1.1 Irrigation Plan.dwg Plot date: 2019-10-30 10:32 AM



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Tree Drip Ring with Xeri Bubbler

Valve

Valve size

Plant Type

Irrigation Notes:

- See irrigation legend for complete descriptions of all symbols shown on irrigation plan.
- Point of connection is at the approximate location shown on plan.
- Install all valves in locking plastic valve boxes in shrub and groundcover area where it can be screened by plantings. Install one valve per box. Identify locations and flag on site for Landscape Architect's approval **BEFORE** excavating for installation.
- Install irrigation system in accordance with manufacturer's specifications, irrigation details, and local codes.
- Indicated pipe locations are schematic. Do not place pipe under paving except where absolutely necessary. Coordinate pipe installation with other trades.
- All piping installed under paving, through walls or footings must be placed inside Schedule 40 PVC sleeves of adequate size to allow free movement of the pipe in the sleeve. All pipe runs in sleeves must be straight, with no bends or angles. Sleeves for recycled-water irrigation lines shall be colored to match the pipe.
- Locate irrigation controller at approximate location shown on plan. 110-v j-box by others. Obtain Landscape Architect's approval of location before installing.
- Emitters shall be located on grade and staked a maximum of 6" (six inches) from the center of the plant, or at edge of rootball, whichever is greater.
- Install flush end valves at the ends of all $\frac{5}{8}$ " polyethylene drip tubing in round valve boxes with gravel fill.
- Install irrigation lines at the following minimum depths:

| | |
|--|---|
| schedule 40 and class 315 PVC mainline: | 18" minimum cover |
| schedule 40 PVC lateral line: | 12" minimum cover |
| $\frac{5}{8}$ " polyethylene drip tubing: | place on grade with galvanized stakes @ 3' O.C. |
| $\frac{1}{2}$ " polyethylene micro-tubing: | place on grade |

**Install all rigid pipe as near to edges of planting areas, to avoid conflict with large plants.
- Emitter layout:

| | |
|--------------------------------|--|
| 4" pot or flatted groundcover: | 1 - 1 GPH emitter per plant (flatted groundcover can be watered with microspray emitters). |
| 1 gallon: | 2 - 1 GPH emitters per plant. |
| 5 gallon shrubs: | 2 - 2 GPH emitters per plant. |
| 15 gallon shrubs/trees: | 3 - 2 GPH emitters per plant. |

Punch emitter into polyethylene tubing. Attach microtubing to emitter. Attach bug cap to open end of microtubing. Bring microtubing to edge of rootball. Stake end of microtubing with plastic stake manufactured for that purpose.
- In the event of discrepancies in irrigation equipment count, quantities indicated by symbols on the plan prevail.
- Include in the contract price a sufficient amount to allow for supply and installation of additional irrigation equipment to be used. Include _____ linear feet of lateral line, _____ linear feet of mainline, _____ additional spray heads and bodies, and _____ additional bubbler heads and bodies. Provide the unit price for such irrigation equipment in the bid and credit the owner for each piece of equipment not installed.
- In vicinity of existing trees, use discretion to route lateral lines and mainline as necessary to avoid root damage. Under canopies of existing trees, excavate using hand tools, and route pipe under roots with a minimum 4" clearance. Do not cut roots larger than 2" (two inches) in diameter, unless approved by the Landscape Architect.
- Use variable arc nozzles and / or pressure compensating screens as necessary to prevent overspray in areas where standard nozzles would not be efficient.
- Verify location of backflow preventer, master control valves, controller and point of connection with Landscape Architect prior to installation.
- Install and adjust all spray and bubbler heads to prevent water contact with all built elements.
- Adjust all spray and bubbler heads to minimize overspray onto paved areas.
- Install sprinklers on a 12" pop-up body in shrub areas, on a 12" pop-up body in no-mow turf areas such as (*Agrostis pallens*, *LUC Verde Buffalo Grass*, *Carex* species, and *Festuca rubra*) on a 6" pop up body in Marathon II (or other traditional turf) areas, and on a 4" pop-up body in planters directly adjacent to parking spaces.
- Install check valves at the low end of all irrigation lines to prevent low head drainage.

Irrigation Pipe Sizing Guidelines:

Schedule 40 mainline up to 1-1/2"

| | |
|-----------|--------|
| 0-4 gpm | 1/2" |
| 5-8 gpm | 3/4" |
| 9-12 gpm | 1" |
| 13-22 gpm | 1-1/4" |
| 23-30 gpm | 1-1/2" |

Class 315 mainline 2" and up

| | |
|------------|---------|
| 30-50 gpm | 2" |
| 51-70 gpm | 2- 1/2" |
| 71-100 gpm | 3" |

Schedule 40 lateral line

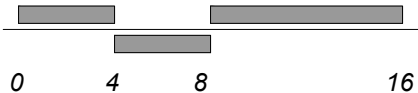
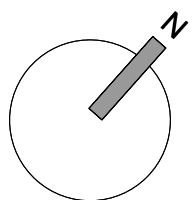
| | |
|------------|--------|
| 0-4 gpm | 1/2" |
| 5-10 gpm | 3/4" |
| 11-16 gpm | 1" |
| 17-26 gpm | 1-1/4" |
| 27-35 gpm | 1-1/2" |
| 36-55 gpm | 2" |
| 56-80 gpm | 2-1/2" |
| 81-120 gpm | 3" |

Weathermatic valves

| | |
|-----------|--------|
| 0-20 gpm | 1" |
| 20-40 gpm | 1-1/2" |
| 40-80 gpm | 2" |

Rainbird XCZ drip valves

| | |
|-----------|--------|
| 0-15 gpm | 1" |
| 15-40 gpm | 1-1/2" |



Scale:
1/8" = 1'-0"



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Revisions

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IRRIGATION PLAN

Issue

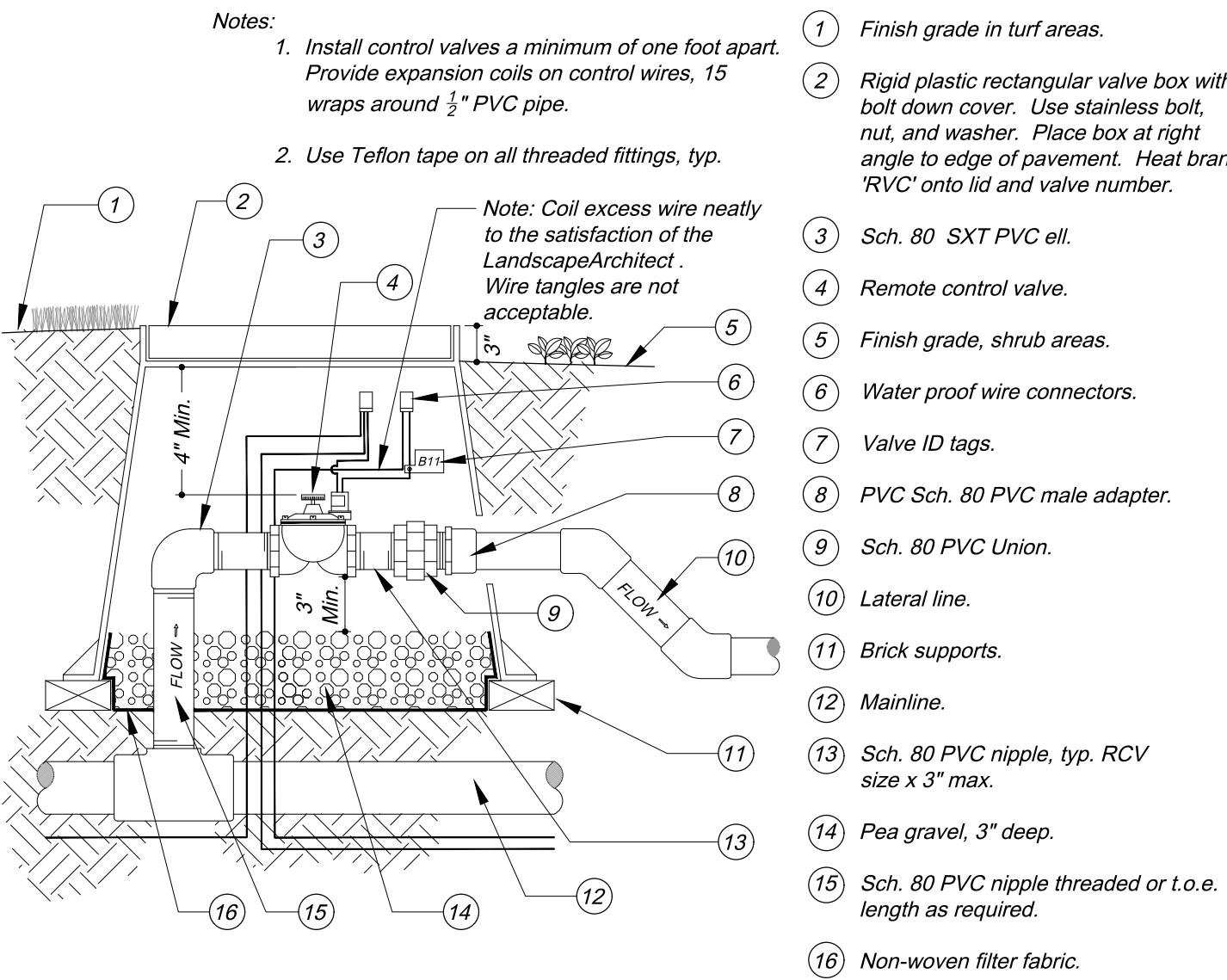
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| | |
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| Date | Job Number |
| 10.30.2019 | 13.052 |
| Drawn By | Checked by |
| BW | DTE |
| Sheet | 1 of 4 |

L-1.1

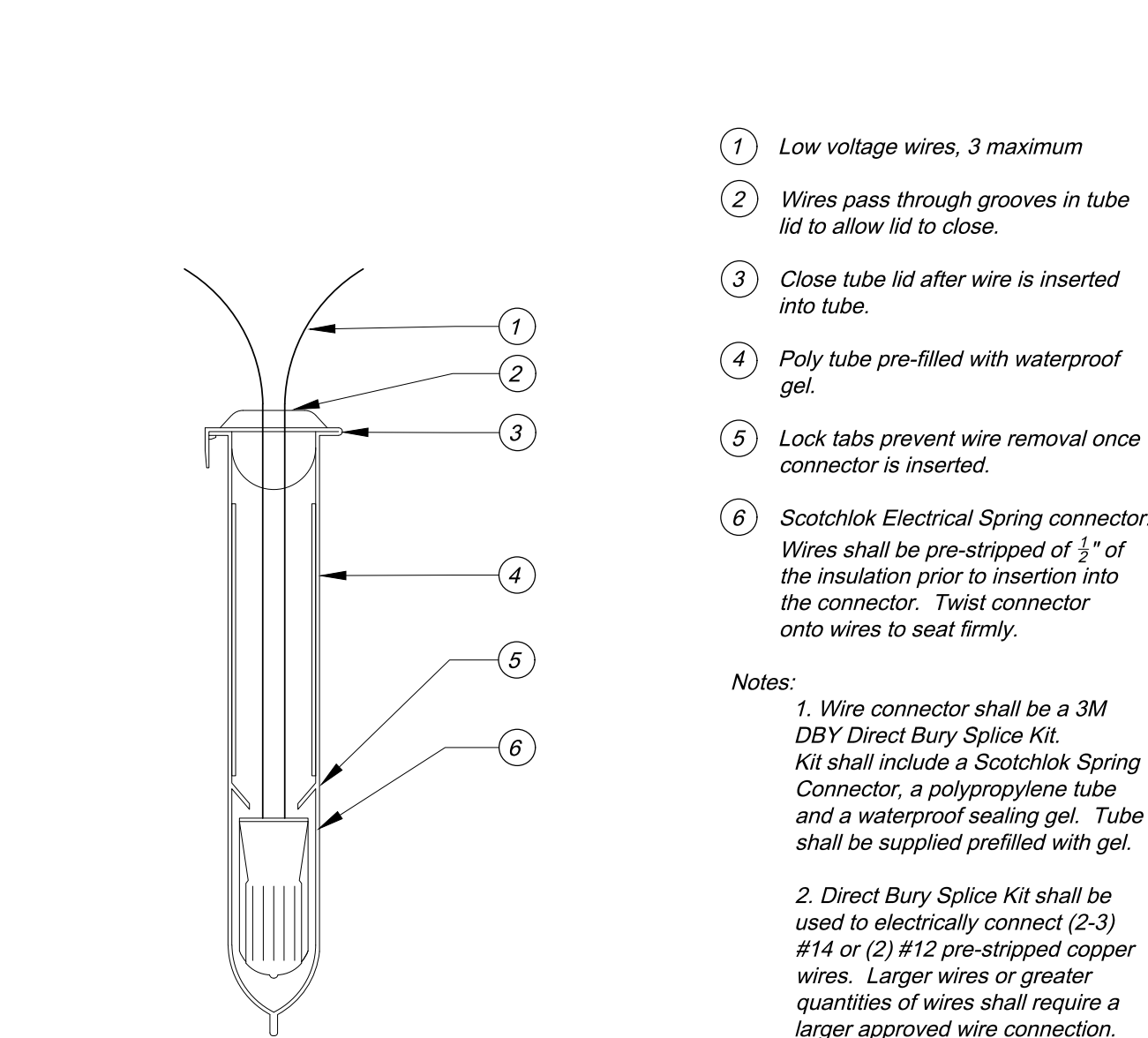
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10 EMITTER TO DRIPLINE CONNECTION Not to Scale

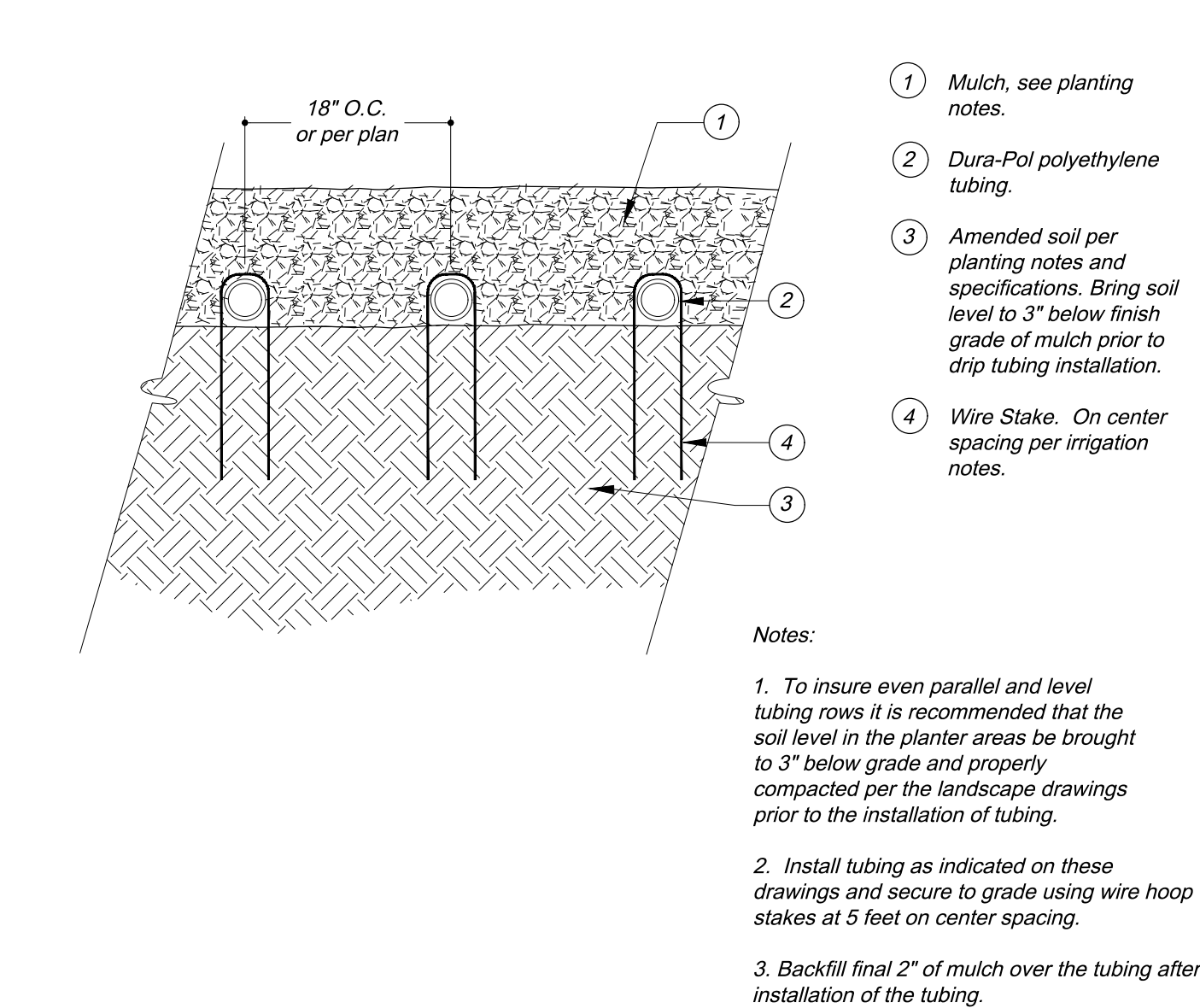


11 REMOTE CONTROL VALVE Not to Scale

7 WALL MOUNTED CONTROLLER Not to Scale

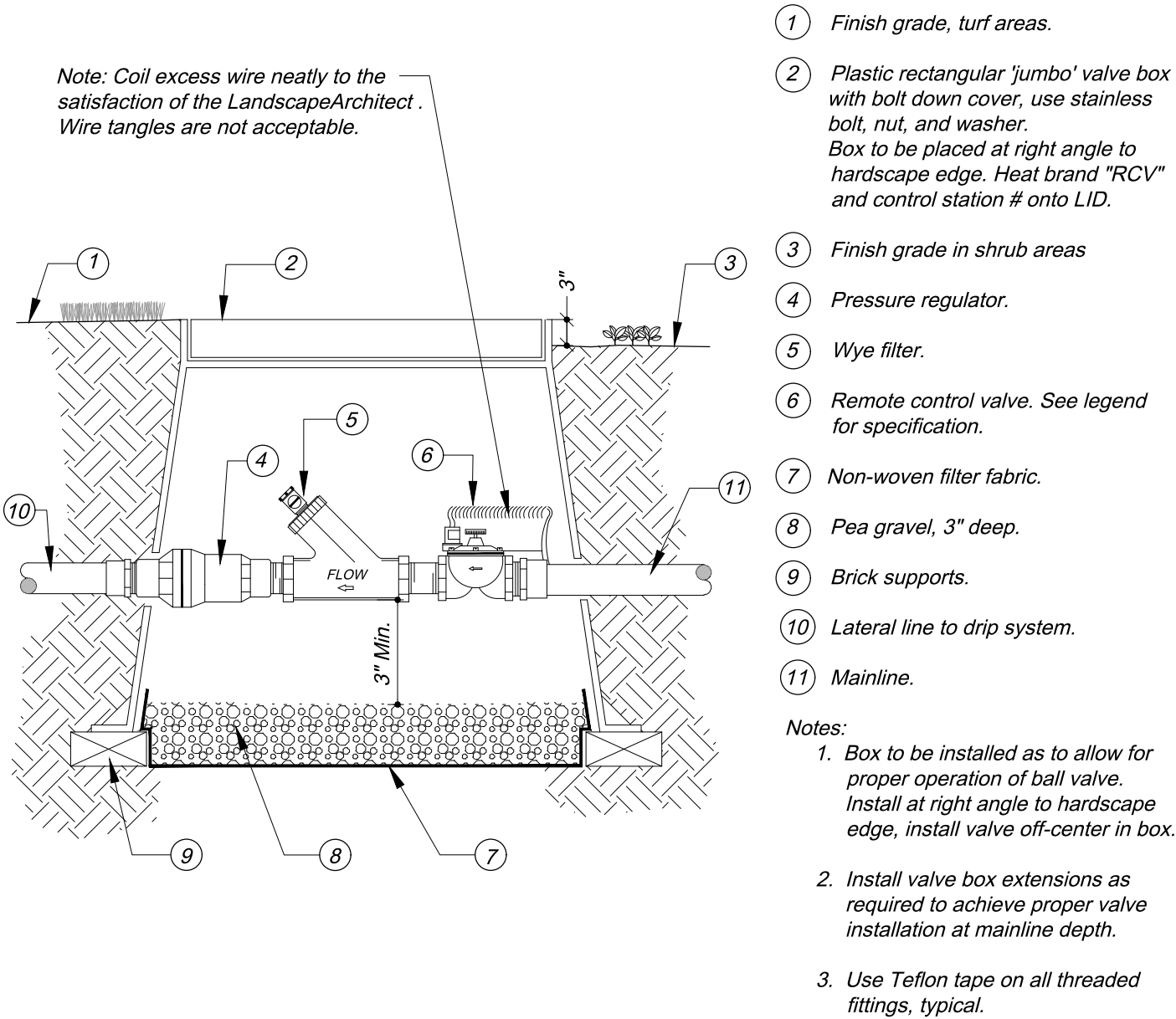


8 WIRE CONNECTION Not to Scale

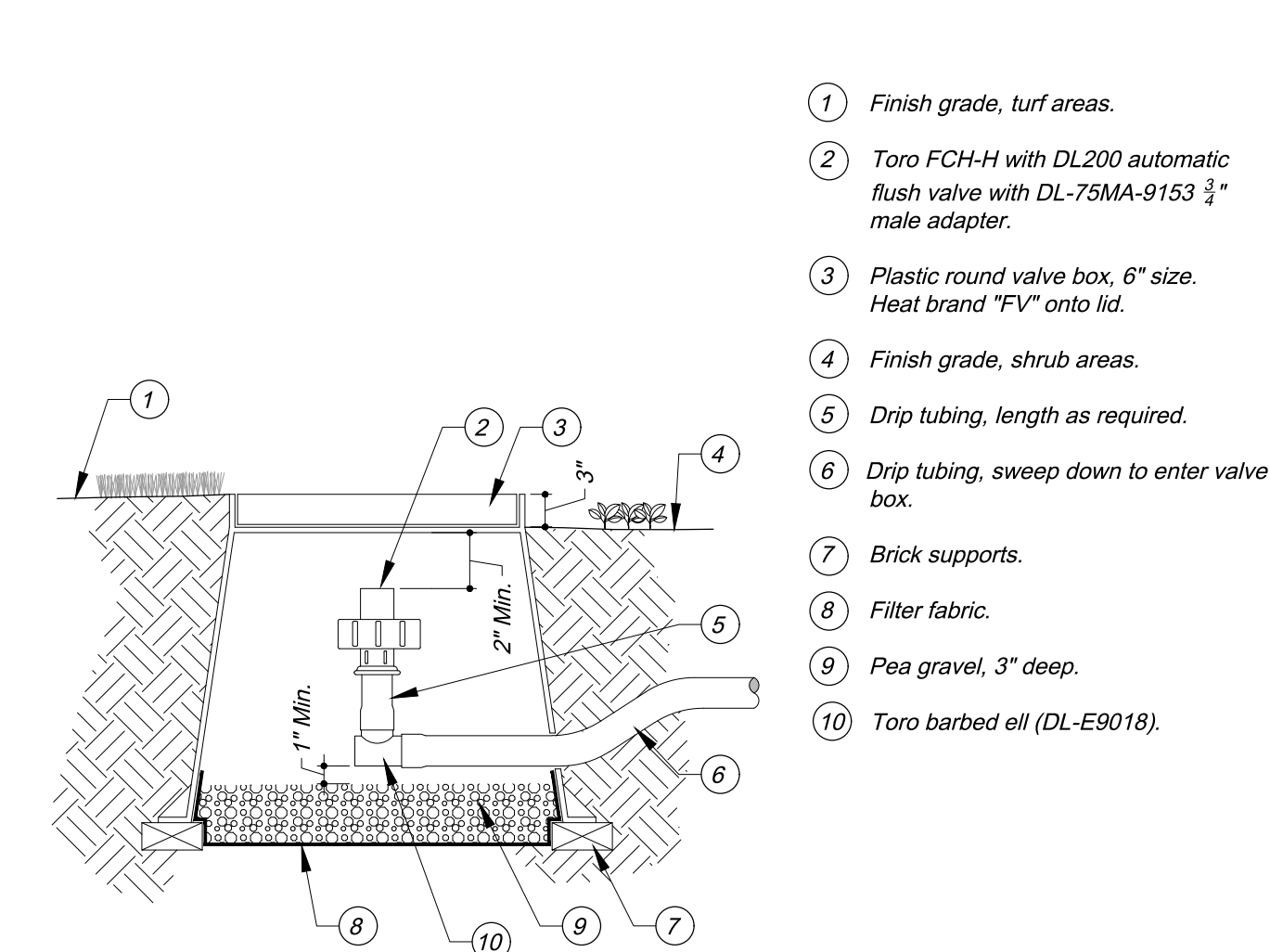


9 DRIPLINE STAKING AND LAYOUT Not to Scale

4 QUICK COUPLER VALVE Not to Scale

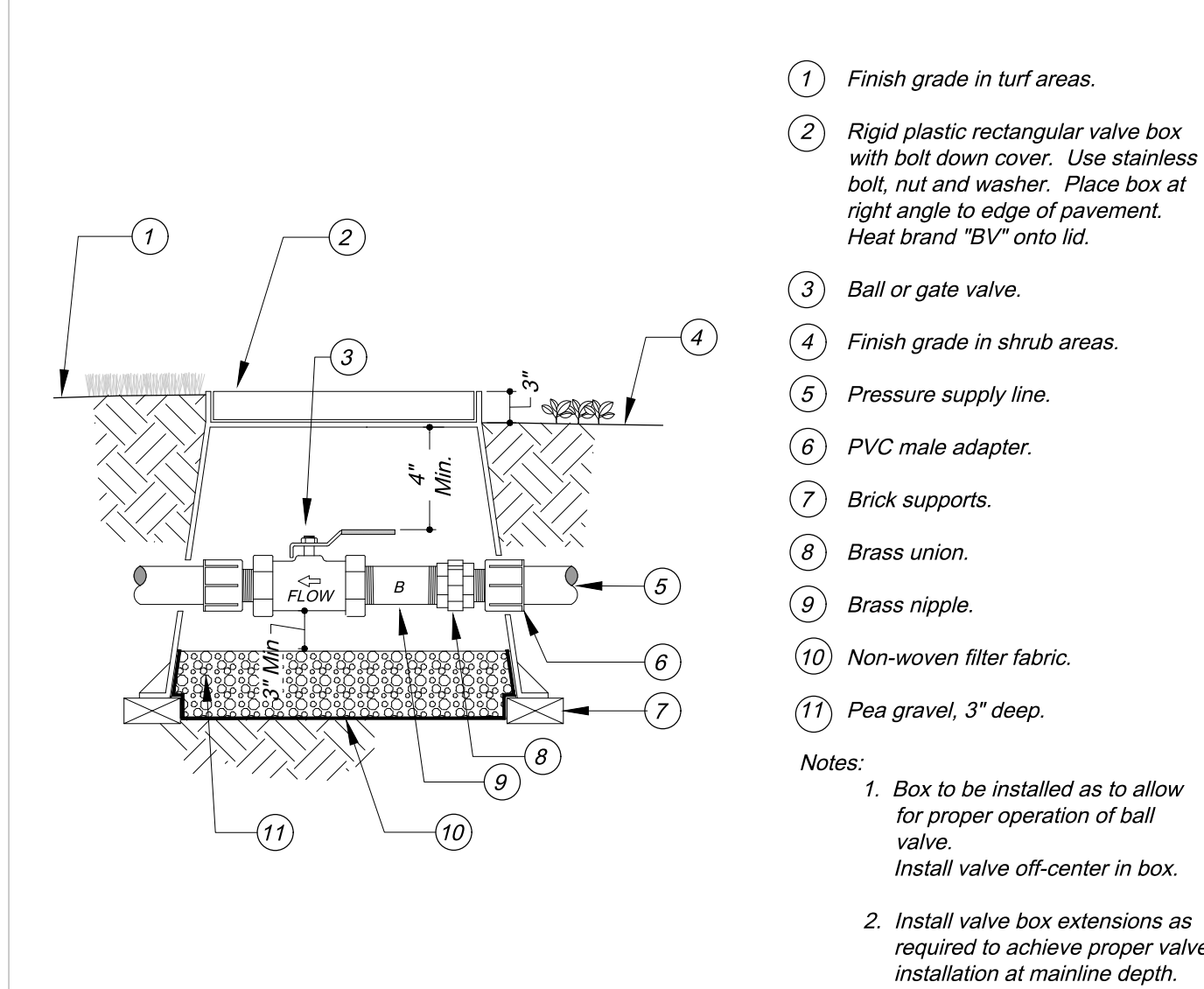


5 DRIP VALVE ASSEMBLY Not to Scale

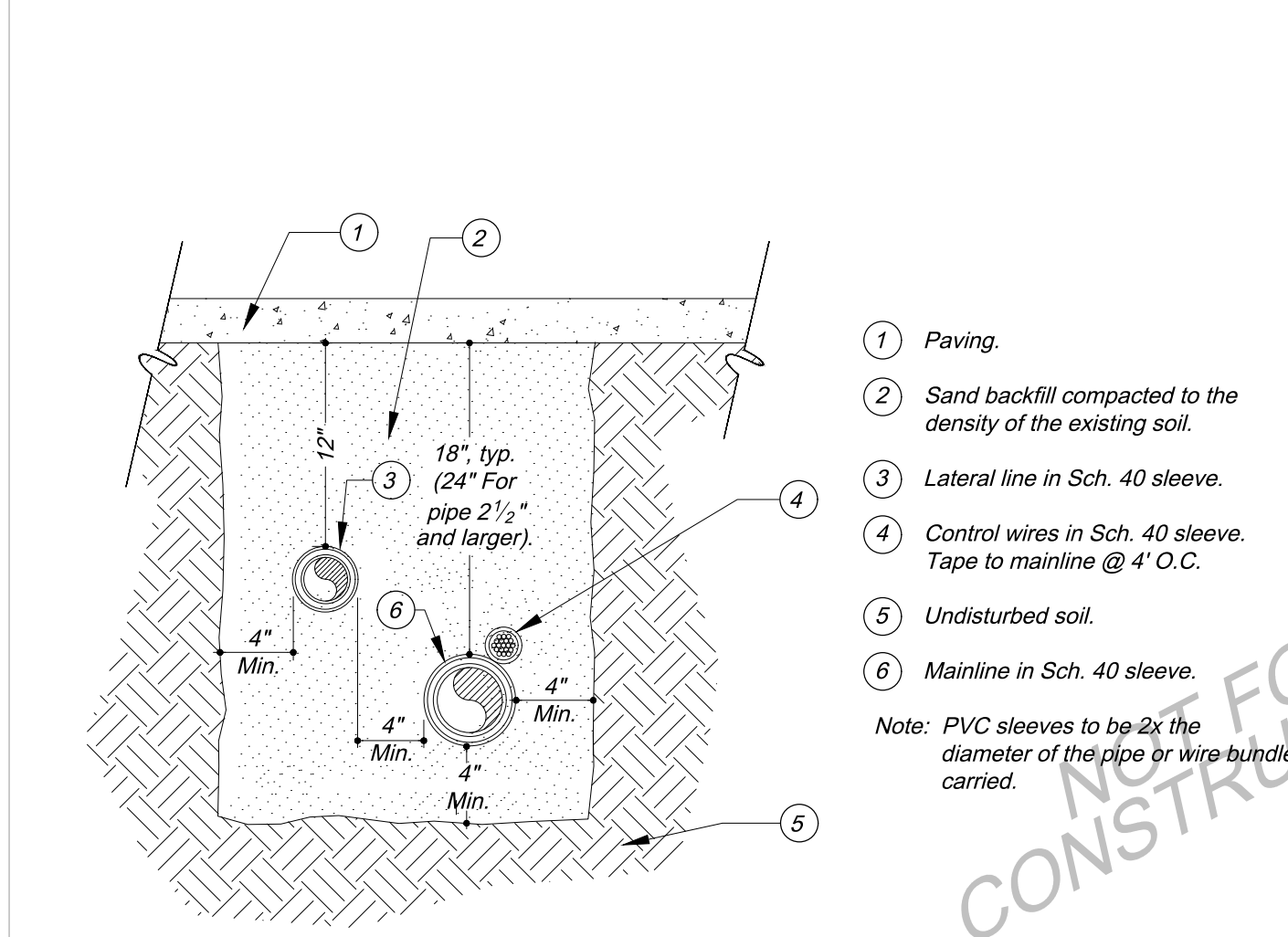


6 DRIP FLUSH VALVE Scale: 1"=1'-0"

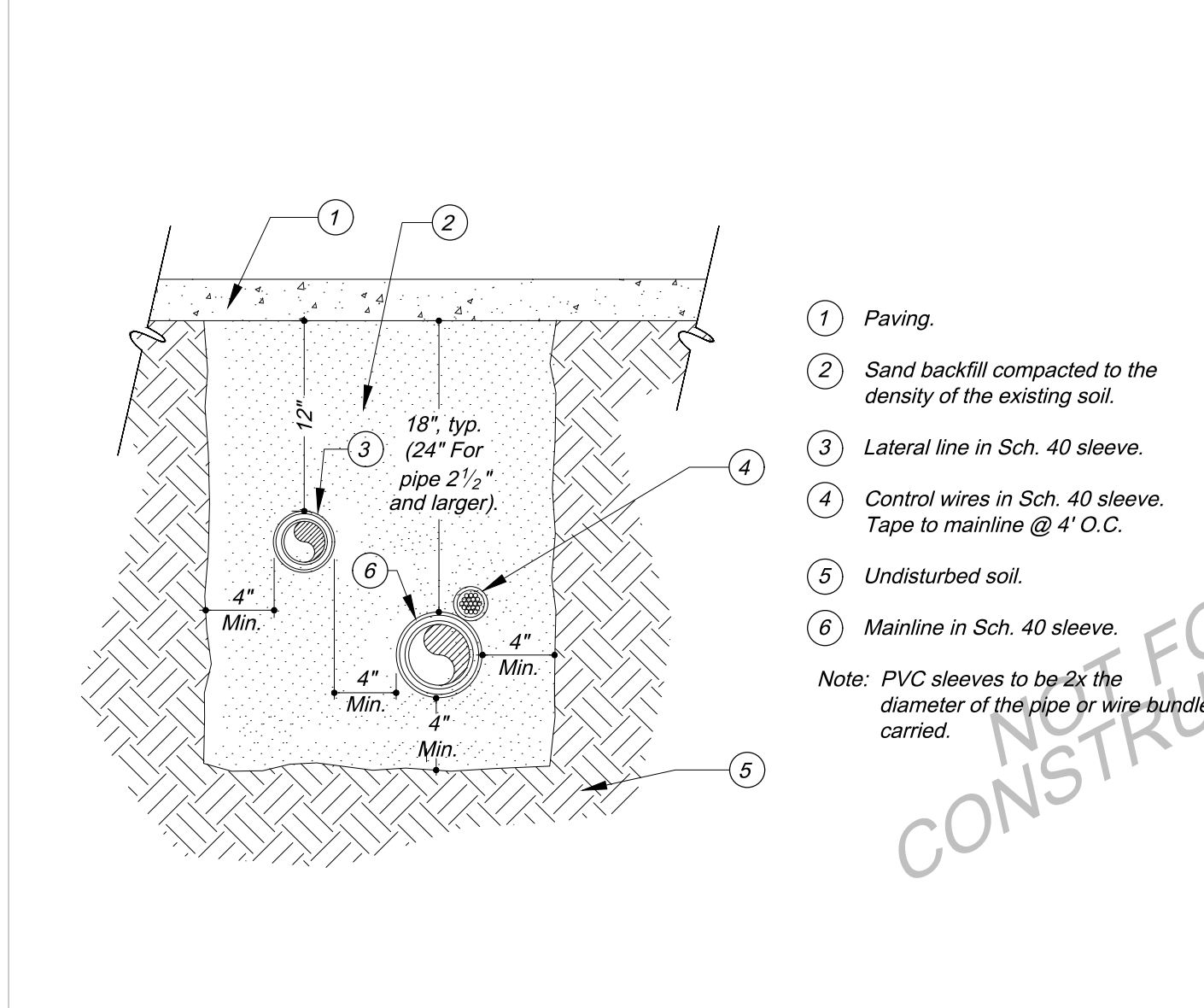
1 REDUCED PRESSURE BACKFLOW PREVENTER Not to Scale



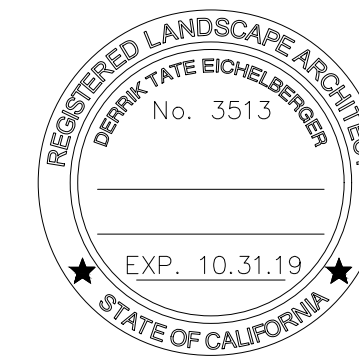
2 BALL OR GATE VALVE Not to Scale



3 PIPE / WIRE SLEEVE INSTALLATION Not to Scale



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Revisions

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IRRIGATION DETAILS

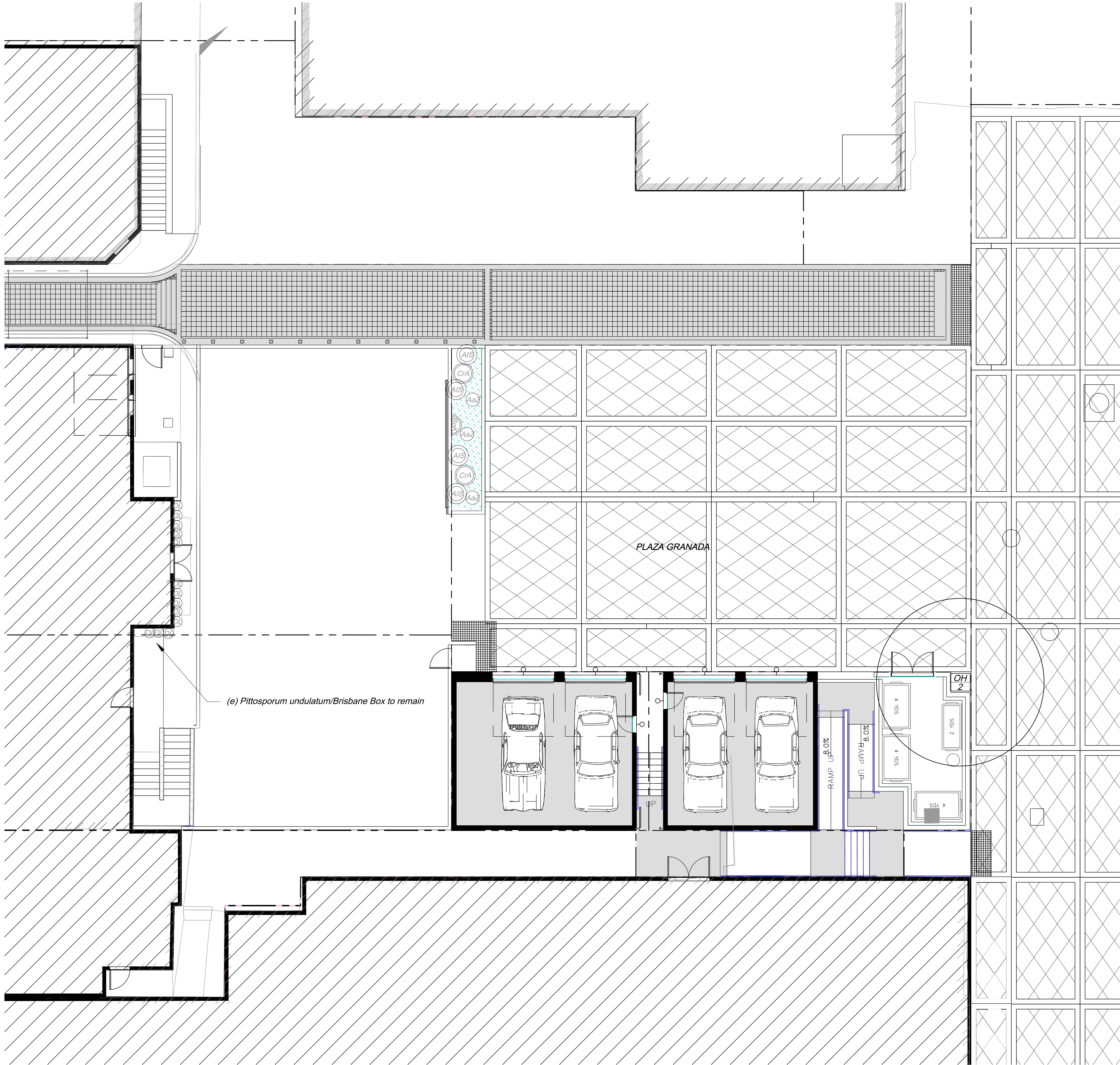
Issue

11.13.19 HLC PDA

| Date | Job Number |
|------------|------------|
| 10.30.2019 | 13.052 |
| Drawn By | Checked by |
| BW | DTE |
| Sheet | of |
| 2 | 4 |

L-1.2

Drawing Name: \\ARCADIA\Projects\2013 Projects\13.052 Plaza Granada\13.052 Cad\13.052 In Progress\Granada Plaza\Sheets\Construction Drawings\Planting Plan\L-2.1 Planting Plan.dwg Plot date: 2019-10-30 10:34 AM



Trees & Palms

| I.D. | Botanical Name | Common Name | Qty | Size | Notes | Water Use |
|------|---------------------------|-----------------|-----|---------|----------|-----------|
| OH | Olea europaea 'Swan Hill' | Fruitless Olive | 1 | 24" Box | Standard | Low |

Shrubs, Groundcovers and Perennials

| I.D. | Botanical Name | Common Name | Qty | Size | Notes | Water Use |
|------|------------------------------|----------------------|-----|-------|--|-----------|
| DL | Dianella revoluta Little Rev | Little Rev Flax Lily | 13 | 1 Gal | - | Low |
| AaZ | Aeonium arboreum 'Zwartkop' | Large Purple Aeonium | 3 | 1 Gal | - | Low |
| AIS | Aloe x spinosissima | Spider Aloe | 4 | 5 Gal | - | Low |
| BoK | Bougainvillea 'Orange King' | Bougainvillea | 1 | 5 Gal | Vine form. Train to adjacent structure per detail. | Low |
| CrA | Crassula arborescens | Silver Dollar Plant | 2 | 5 Gal | - | Low |

Shrubs, Groundcovers and Perennials (Hatched Areas)

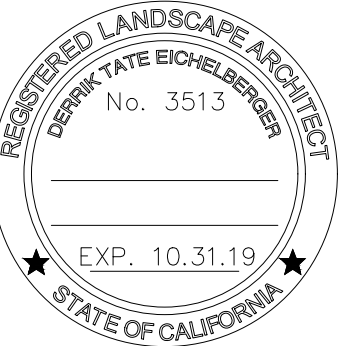
| I.D. | Botanical Name | Common Name | SF | Size | Notes | Water Use |
|------|-----------------|------------------|-------|------|------------------|-----------|
| | Senecio serpens | Blue Chalksticks | 54 SF | Flat | Plant @ 12" O.C. | Low |



Existing Brisbane Box to Remain



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Revisions

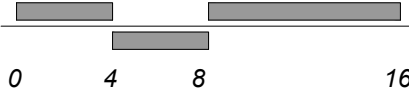
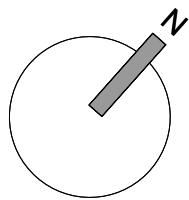
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PLANTING PLAN

Issue
11.13.19 HLC PDA

| | |
|--------------------|----------------------|
| Date 10.30.2019 | Job Number 13.052 |
| Drawn By BW | Checked by DTE |
| Sheet 3 | of 4 |

L-2.1



Scale:
1/8" = 1'-0"

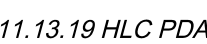
License # 3513 Exp. Date: 10/31/19

28. In areas with significant gopher populations that can not be controlled through traps or other conventional methods, all plant material is to be placed in an appropriately sized gopher basket. Turf areas are to be installed over a single layer of protective wire. Overlap all seems by 6" and stake wire on 6'-0" centers throughout. Contractor to coordinate with Landscape Architect on what constitutes a 'Significant' population. Contractor to include cost of baskets and wire in all bids and planting estimates.

7) 1A

NOT BE REPRODUCED IN PART OR WHOLE WITHOUT WRITTEN PERMISSION

4) *Not to Scale*



L-2.2